

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JAMIE LYNN GALLIAN 16222 MONTEREY LANE UNIT 376 HUNTINGTON BEACH, CA 92649 714-321-3449 JAMIEGALLIAN@GMAIL.COM <input checked="" type="checkbox"/> <i>Individual appearing without attorney</i> <input type="checkbox"/> <i>Attorney for:</i>	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
JAMIE LYNN GALLIAN Debtor(s).	CASE NO.: 8:21-BK-11710-SC ADVERSARY NO. 8:23-ap-01064-SC <i>(if applicable)</i> CHAPTER <input checked="" type="checkbox"/> Select Chapter**
Plaintiff(s) <i>(if applicable)</i> . vs. Defendant(s) <i>(if applicable)</i> .	NOTICE OF APPEAL AND STATEMENT OF ELECTION

Part 1: Identify the appellant(s)

1. Name(s) of appellant(s): JAMIE LYNN GALLIAN

2. Position of appellant(s) in the adversary proceeding or bankruptcy case that is the subject of this appeal:

For appeals in an adversary proceeding.

- ☐ Plaintiff
☐ Defendant
☒ Other *(describe)*: Trustee is attempting to allege Debtor is violating the Bankruptcy Code and "ORDERS" involving an adversary case filed by Trustee on 6/30/23, and served on Debtor. Debtor answered, Trustee moved to strike Debtor's Answer filed in the adversary, however Trustee is now attempting to allege violations of "ORDERS" in case no 8:23-ap-01064-SC, and never served on Debtor. Debtor was a **necessary party** because Trustee is claiming rights to a 11/16/2018 Security Agreement and Promissory Note of which Jamie Gallian was the Lender Only, not a Guarantor

For appeals in a bankruptcy case and not in an adversary proceeding.

- ☒ Debtor
☐ Creditor
☐ Trustee
☐ Other *(describe)*:

Part 2: Identify the subject of this appeal

1. Describe the judgment—or the appealable order or decree—from which the appeal is taken
Docket 495; Docket 492; Docket 487; Docket 474; Docket 460; Docket 440; Docket 431; Docket 429
2. State the date on which the judgment—or the appealable order or decree—was entered
10/30/2024; 10/23/2024; 10/22/2024; 09/12/2024; 09/05/2024; 08/29/2024;

Part 3: Identify the other parties to the appeal

List the names of all parties to the judgment—or the appealable order or decree—from which the appeal is taken and the names, addresses, and telephone numbers of their attorneys (attach additional pages if necessary):

1. Party: JEFFREY I. GOLDEN, CHAPTER 7 TRUSTEE IN RE JAMIE LYNN GALLIAN

Attorney:
DANNING, GILL, ISRAEL, & KRASNOFF, LLP
1901 AVENUE OF THE STARS, SUITE 450
LOS ANGELES, CA 90067-6006
310-277-0077

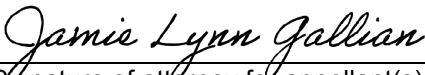
Attorney:
CH. 7 TRUSTEE CLAIMING CONTEMPT OF COURT VIOLATION OF AUTOMATIC STAY AND INTERFERENCE TRUSTEE'S SALE. CURRENT JUDICIAL OFFICER, SCOTT C. CLARKSON DETERMINED BY DOCKET 383, THE AUTOMATIC STAY WAS TERMINATED PURSUANT TO 11 U.S.C. 362 c(2)(C) UPON MOT AFTER DEBTORS DISCHARGE WAS DENIED. TRUSTEE IS ATTEMPTING A FORCED SALE OF DEBTORS PERSONAL PROPERTY MANUFACTURED HOME LBM 1081, THAT DEBTOR ALLEGEDLY ACQUIRED ON AUGUST 3, 2021, POST PETITION,

Part 4: Optional election to have appeal heard by District Court (applicable only in certain districts)

If a Bankruptcy Appellate Panel is available in this judicial district, the Bankruptcy Appellate Panel will hear this appeal unless, pursuant to 28 U.S.C. § 158(c)(1), a party elects to have the appeal heard by the United States District Court. If an appellant filing this notice wishes to have the appeal heard by the United States District Court, check below. Do not check the box if the appellant wishes the Bankruptcy Appellate Panel to hear the appeal.

- ☒ Appellant(s) elect to have the appeal heard by the United States District Court rather than by the Bankruptcy Appellate Panel.

Part 5: Sign below



Date: 10/31/2024

Signature of attorney for appellant(s) (or appellant(s)
if not represented by an attorney)

Fee waiver notice: If appellant is a child support creditor or its representative and appellant has filed the form specified in § 304(g) of the Bankruptcy Reform Act of 1994, no fee is required.

[Note to inmate filers: If you are an inmate filer in an institution and you seek the timing benefit of Fed. R. Bankr. P. 8002(c)(1), complete Director's Form 4170 (Declaration of Inmate Filing) and file that declaration along with the Notice of Appeal.]

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
16222 MONTEREY LN. UNIT 375 HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled: **NOTICE OF APPEAL AND STATEMENT OF ELECTION** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 10/31/2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On *(date)* _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/31/2024 JOSEPH CLARK
Date *Printed Name*

Joseph Clark
Signature

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

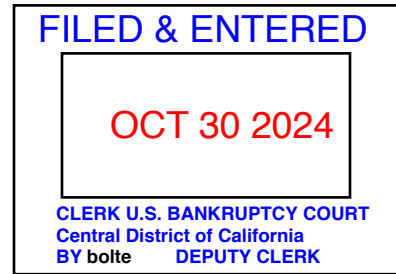
- **Bradford Barnhardt** bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com
- **Aaron E. De Leest** adeleest@marshackhays.com, adeleest@marshackhays.com, alinares@ecf.courtdrive.com
- **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com; Goe.RobertP.R@notify.bestcase.com; ajohnston@goeforlaw.com
- **Jeffrey I Golden (TR)** lwerner@go2.law, jig@trustesolutions.net; kadele@go2.law; C205@ecfcbis.com
- **D Edward Hays** ehays@marshackhays.com, ehays@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **Brandon J. Iskander** biskander@goeforlaw.com, kmurphy@goeforlaw.com
- **Eric P Israel** eisrael@danninggill.com, danninggill@gmail.com; eisrael@ecf.inforuptcy.com
- **Shantal Malmed** shantal.malmed@gmlaw.com, cheryl.caldwell@gmlaw.com
- **Laila Masud** lmasud@marshackhays.com, lmasud@ecf.courtdrive.com; lbuchanan@marshackhays.com; alinares@ecf.courtdrive.com
- **Mark A Mellor** mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
- **Valerie Smith** claims@recoverycorp.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY U.S. MAIL

The Honorable Scott C. Clarkson
 U.S. Bankruptcy Court
 Ronald Reagan Federal Building
 411 W. Fourth Street, Suite 5130
 Santa Ana, CA 92701

ERIC P. ISRAEL (State Bar No. 132426)
eisrael@DanningGill.com
DANNING, GILL, ISRAEL & KRASNOFF, LLP
1901 Avenue of the Stars, Suite 450
Los Angeles, California 90067-6006
Telephone: (310) 277-0077
Facsimile: (310) 277-5735

Attorneys for Jeffrey I. Golden,
Chapter 7 Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**ORDER ON ORDER TO SHOW CAUSE
WHY DEBTOR JAMIE LYNN GALLIAN
AND JOSEPH ARROYO SHOULD NOT
BE FOUND IN CONTEMPT OF COURT**

Date: October 22, 2024
Time: 1:00 p.m.
Place: Courtroom "5C"
411 W. 4th Street
Santa Ana, California 92701

On September 12, 2024, the Court issued its Order to Show Cause Why Debtor Jamie Lynn Gallian and Joseph Arroyo Should Not be Found in Contempt of Court (*docket no. 440*) (the "OSC") for violating the Court's order issued on the record during the hearing held on August 27, 2024, prohibiting her from interfering with the Trustee's efforts to market and sell her residence commonly known as 16222 Monterey Lane, Space 376, Huntington Beach, California (the "Property"). Specifically, during the hearing held on August 27, 2024, at 1:30 p.m., Debtor agreed on the record, and the Court ordered, that she comply with her duty under the Bankruptcy Code to cooperate with the Trustee's efforts to list, market, and sell the Property, and that she grant access to the Property to the Trustee or his real estate broker as needed on 24 hours' oral notice via her cell phone.

1 The OSC provided, among other things, that Jamie Lynn Gallian (the “Debtor”) was to file
2 any response to the OSC by September 24, 2024, and the Trustee’s reply, if any, was due by
3 October 1, 2024, with the hearing thereon scheduled for October 15, 2024, at 11:00 a.m.

4 On September 24, 2024, Jamie Lynn Gallian (the “Debtor”) filed her e-signed Declaration
5 in response (*docket no. 452*, and refiled at *docket nos. 453 and 455*) (collectively the
6 “Declaration”), and Jeffrey I. Golden as Chapter 7 trustee for the Debtor’s estate, filed his reply
7 (*docket no. 456*) and the Trustee’s request to strike the Declaration as being unsigned and not
8 presented under penalty of perjury (*docket no. 457*).

9 On October 3, 2024, the Court entered its Order Continuing Hearing and Requiring Service
10 (*docket no. 460*), continuing the hearing on the OSC to October 22, 2024, at 11:00 a.m. The
11 Trustee duly filed and served notice thereof on October 4, 2024 (*docket no. 463*).

12 The Court having read and considered the pleadings above, and all of the other pleadings in
13 the Debtor’s case, having heard the oral arguments of counsel and the Debtor on the record during
14 the hearing held on October 15, 2024, the Court finds that the Debtor has admitted to having listed
15 and marketed the Property, both through Joseph Arroyo and on her own on Zillow.com¹, in
16 violation of her duties under as a Debtor, including without limitation under 11 U.S.C. § 521(a)(3),
17 in violation of her agreement and the Court’s order on the record during the August 27, 2024,
18 hearing, and in violation of the automatic stay, including without limitation under 11 U.S.C.
19 § 362(a)(3).

20 During the hearing on October 22, 2024, the Debtor again agreed, and the Court again
21 ordered that she specifically afford access to the Property to the Trustee’s real estate broker on
22 October 23, 2024, at 4:30 p.m., and to continue to cooperate with the Trustee and his brokers by
23 permitting access on 24 hours’ oral notice as previously agreed and ordered.

24 Throughout the hearing, the Debtor continually interrupted the Court and counsel. Although
25 she was admonished to stop interrupting the proceedings, she failed and refused to comply with the
26

27 ¹ Debtor stated on the record that she had listed the Property on Zillow, was working with a broker (Mr. Arroyo) and
28 was getting “probably 50 calls a day.” Transcript of August 27, 2024 hearing at 2:05:18 p.m.

1 Court's instructions. Immediately prior to the conclusion of the hearing, the Court had to have the
2 Debtor's Zoom connection terminated to protect the integrity of the Court's orders and the decorum
3 of the proceedings.

4 For the reasons set forth above and on the record during the hearing, the Court enters its
5 order as follows: it is

6 ORDERED THAT:

7 1. Jamie Lynn Gallian is ordered to cease (a) exercising control over property of this
8 estate including all efforts to market, sell, or otherwise transfer or encumber the Property,
9 (b) interfering with the Trustee's administration of property of the estate or taking any action to
10 damage property of the estate, (c) violating the automatic stay set forth in 11 U.S.C. § 362(a) in any
11 manner, and (d) violating her duties under 11 U.S.C. § 521(a).

12 2. Jamie Lynn Gallian is ordered to appear at the Property on October 23, 2024, at 4:30
13 p.m., and to cooperate with the Trustee and his real estate broker in all respects including, without
14 limitation, by providing access to the Property in order to inspect, take pictures, and conduct any
15 other efforts needed for the Trustee and his real estate broker to list, market, and sell the Property.

16 3. Until otherwise ordered, Jamie Lynn Gallian is ordered to take all actions necessary
17 to provide the Trustee and/or his real estate broker access to the Property on 24 hours' oral notice
18 to her via her cell phone without regard to whether she will be physically present at the Property.

19 4. If Jamie Lynn Gallian fails to comply with this order, she will be in civil contempt
20 of this order and may be subjected to further orders of the Court to coerce her to purge her
21 contempt and to comply with the Court's orders including, but not limited to, being fined,
22 incarcerated through an order of body detention, and/or removed from the Property by the U.S.
23 Marshal Service or other authorized agent.

24 5. The OSC is vacated as to Joseph Arroyo.


25 6. The hearing on the OSC is continued to November 5, 2024, at 11:00 a.m., in
26 Courtroom 5C located at 411 W. Fourth Street, Santa Ana, California 92701-4593. The purpose of
27 the hearing will be to determine if the Debtor is in compliance or violation of any of the Court's
28 orders. Although the Debtor was at the October 22, 2024, hearing and is aware of the continued

1 hearing date, the Trustee shall give notice of the continued hearing and entry of this order via
2 United States mail.

3 7. The Trustee shall file a status report before the hearing, reporting on whether the
4 Debtor has complied with this order and cooperated with the Trustee.

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24 Date: October 30, 2024


25 Scott C. Clarkson
26 United States Bankruptcy Judge
27
28

UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

IN RE: JAMIE LYNN GALLIAN

DEBTOR(S)

JAMIE LYNN GALLIAN

APPELLANT(S)

v.

JEFFREY I. GOLDEN

APPELLEE(S).

DISTRICT COURT CASE NUMBER:

8:24-cv-02333-FLA

BANKRUPTCY COURT CASE NUMBER:

8:23-bk-11710-SC

ADVERSARY CASE NUMBER:

None

**NOTICE REGARDING APPEAL
FROM BANKRUPTCY COURT**

Because one of the parties has so requested, this appeal from the Bankruptcy Court will be heard in, and determined by, the United States District Court, Central District of California. The District Court has assigned to the appeal the case number shown above. Hereafter, *this District Court case number* **must** appear on all documents filed in this appeal, along with the Bankruptcy Court case number(s) and adversary case number(s) (if any) shown above.

The appeal has been assigned to United States District Judge Fernando L. Aenlle-Rocha, whose initials appear at the end of this District Court case number. Be advised that pursuant to Local Rules 7.1-1 and 83-1.3.1 and Local Bankruptcy Rule 2.1, parties are **required** (1) to file a certification of interested parties and (2) to notify the Court of any cases previously filed with the District Court that appear to be related to this bankruptcy appeal.

Unless exempted by the Court's local rules, all documents must be e-filed using the District Court's CM/ECF System. Unless otherwise ordered by the Court, pro se litigants shall continue to present all documents to the Clerk for filing in paper format. Documents received by the Clerk from pro se litigants under this rule will be scanned by the Clerk into the CM/ECF System.

Each party must comply with all applicable rules of the Federal Rules of Bankruptcy Procedure. As provided in said rules, within fourteen days after filing the notice of appeal, Appellant **must** file the following with the Clerk of the Bankruptcy Court:

A designation of record

A statement of issues on appeal

A notice regarding the ordering of transcripts

If the Appellee desires to designate further portions of the record, Appellee must file in the Bankruptcy Court within fourteen days after service of Appellant's designation a supplemental designation of record, supplemental statement of issues, and/or a notice regarding additional transcripts. Each counsel will include the designated excerpts of the record and all transcripts previously ordered by said counsel as an appendix to his or her brief(s).

Please note that neither party may include or make reference to any excerpts of record other than those which have been properly and timely designated. The District Court, in the appeal, will review and consider only those documents in the case file that the parties have designated and thereafter reproduced.

Under Federal Rule of Bankruptcy Procedure 8010(a), the court reporter/recorder is required to file all transcripts ordered by either side within 30 days of the order (**with payment tendered in advance**) unless an extension has been granted.

The failure of either party to comply with time requirements as stated in this notice and applicable rules may result in the dismissal of the appeal or the right to oppose the appeal.

After the designated record is complete, the Clerk of the Bankruptcy Court will transmit to the Clerk of the District Court either the record for this appeal or notice that the record is available electronically. The Clerk of the District Court will then issue a Notice Re: Bankruptcy Record Complete, which will constitute notice, pursuant to Federal Rule of Bankruptcy Procedure 8010(b)(3), that the record has been received by the District Court. The date of filing of this Notice Re: Bankruptcy Record Complete will be the starting date for the calculation of all deadlines pursuant to Federal Rule of Bankruptcy Procedure 8018, and, if applicable, Federal Rule of Bankruptcy Procedure 8016. Only the District Court may grant a request for an extension of the time for filing briefs as set forth in those Rules. Any such request must be filed well in advance of the due date and must specify good cause for the requested extension.

Once briefing is complete, the Courtroom Deputy Clerk of the assigned District Judge will advise parties of the date for oral argument, unless the District Judge determines that oral argument is not needed.

Clerk, U.S. District Court

October 29, 2024
Date

By /s/ Estrella Liberato
Deputy Clerk

CC: Bankruptcy Court Judge

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address JAMIE LYNN GALLIAN 16222 MONTEREY LANE UNIT 376 HUNTINGTON BEACH, CA 92649 714-321-3449 JAMIEGALLIAN@GMAIL.COM <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
<p style="text-align: center;">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
Name: JAMIE LYNN GALLIAN <p style="text-align: right;">Debtor(s).</p>	CASE NO.: 8:21-BK-11710-SC ADVERSARY NO.: (if applicable) CHAPTER: 7 *Select Chapter**
<p style="text-align: center;">Plaintiff(s) (if applicable). vs. Defendant(s) (if applicable).</p>	<p style="text-align: center;">NOTICE OF APPEAL AND STATEMENT OF ELECTION</p>

Part 1: Identify the appellant(s)

1. Name(s) of appellant(s): JAMIE LYNN GALLIAN

2. Position of appellant(s) in the adversary proceeding or bankruptcy case that is the subject of this appeal:

For appeals in an adversary proceeding.

- ☐ Plaintiff
☐ Defendant
☒ Other (describe):

For appeals in a bankruptcy case and not in an adversary proceeding.

- ☒ Debtor
☐ Creditor
☐ Trustee
☐ Other (describe):

Part 2: Identify the subject of this appeal

1. Describe the judgment—or the appealable order or decree—from which the appeal is taken:
I AM APPEALING THE BANKRUPTCY COURT TENTATIVE RULING 10/22/2024 RE 9/12/2024 DOC 440 ORDER OSC BY TRUSTEE
RE: CONTEMPT.DEBTOR CONTACTED THE CLERK ON 10/21/24 ADVISED DEBTOR OPPOSES TR, AND INJUNCTION. WOULD LIKE
TO BE HEARD RE: JUDGE ERITHE SMITH ORDER DOC 273, 274, & 394, PERS. PROP MH [BM 1081 [IS NOT] ESTATE PROPERTY.
2. State the date on which the judgment—or the appealable order or decree—was entered: 10/22/2024

Part 3: Identify the other parties to the appeal

List the names of all parties to the judgment—or the appealable order or decree—from which the appeal is taken and the names, addresses, and telephone numbers of their attorneys (attach additional pages if necessary):

1. Party: CHATER 7 TUSTEE JEFFREY I. GOLDEN

Attorney:

ERIC P. ISRAEL

EISRAEL@DANNINGGILL.COM

AARON E. DE LEEST

ADELEEST@DANNINGGILL.COM

DANNING, GILL, ISRAEL & KRASNOFF

1901 AVENUE OF THE STARS, SUITE 450

LOS ANGELES, CA 90067-6006

2. Party:

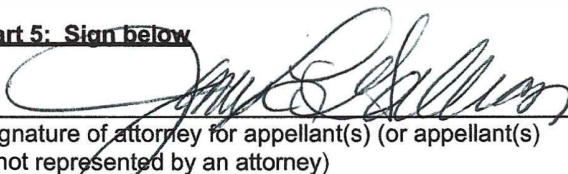
Attorney:

Part 4: Optional election to have appeal heard by District Court (applicable only in certain districts)

If a Bankruptcy Appellate Panel is available in this judicial district, the Bankruptcy Appellate Panel will hear this appeal unless, pursuant to 28 U.S.C. § 158(c)(1), a party elects to have the appeal heard by the United States District Court. If an appellant filing this notice wishes to have the appeal heard by the United States District Court, check below. Do not check the box if the appellant wishes the Bankruptcy Appellate Panel to hear the appeal.

- ☒ Appellant(s) elect to have the appeal heard by the United States District Court rather than by the Bankruptcy Appellate Panel.

Part 5: Sign below


Signature of attorney for appellant(s) (or appellant(s)
if not represented by an attorney)

Date: 10/22/2024

Fee waiver notice: If appellant is a child support creditor or its representative and appellant has filed the form specified in § 304(g) of the Bankruptcy Reform Act of 1994, no fee is required.

[Note to inmate filers: If you are an inmate filer in an institution and you seek the timing benefit of Fed. R. Bankr. P. 8002(c)(1), complete Director's Form 4170 (Declaration of Inmate Filing) and file that declaration along with the Notice of Appeal.]

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR CREDITOR AND PLAINTIFF HOUSER BROS. CO. and CREDITOR HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES:** Bradford Barnhardt bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF HOUSER BROS. CO. and CREDITOR HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES:** Aaron E DE Leest adeleest@DanningGill.com, danninggill@gmail.com; adeleest@ecf.inforuptcy.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF THE HUNTINGTON BEACH GABLES HOMEOWNERS' ASSOCIATION:** Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com
- **CHAPTER 7 TRUSTEE JEFFREY I GOLDEN (TR):** Jeffrey I Golden (TR) lwerner@wgllp.com, jig@trustesolutions.net; kadele@wgllp.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF HOUSER BROS. CO. and CREDITOR HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES:** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF THE HUNTINGTON BEACH GABLES HOMEOWNERS' ASSOCIATION:** Brandon J Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- **ATTORNEY FOR TRUSTEE JEFFREY I GOLDEN (TR):** Eric P Israel eisrael@DanningGill.com, danninggill@gmail.com; eisrael@ecf.inforuptcy.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF HOUSER BROS. CO. and CREDITOR HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES:** Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR DEFENDANT RANDALL L NICKEL:** Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com
- **INTERESTED PARTY COURTESY NEF:** Valerie Smith claims@recoverycorp.com
- **U.S. TRUSTEE:** United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

4864-9726-8711, v. 1

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
16222 MONTEREY LANE UNIT 375, HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled: **NOTICE OF APPEAL AND STATEMENT OF ELECTION** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 10/22/2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On *(date)* _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/22/2024

Date

JOSEPH CLARK

Printed Name

Joseph Clark
Signature

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Tuesday, October 22, 2024

Hearing Room 5C

11:00 AM

8:21-11710 Jamie Lynn Gallian

Chapter 7

#13.00

CONT'D Hearing RE: Jamie Lynn Gallian And Joseph Arroyo Must Appear And Show Cause As To Why They Should Not Be Held In Contempt Of Court And Sanctioned For Willfully Violating The Bankruptcy Code By Exercising Control Over Property Of The Estate, Interfering With The Trustee's Administration Of Property Of The Estate And Violating The Automatic Stay In Debtor's Case (Set per OSC Entered 9-12-2024)

FR: 10-15-24

Docket 440

Tentative Ruling:

Tentative for 10/22/24 is to issue an order prohibiting Debtor from interfering with Trustee's administration of property of the Estate.

This Order to Show Cause ("OSC") against Debtor and her realtor, Mr. Arroyo, was issued as a result of statements made by Debtor at a hearing on August 27, 2024, pertaining to her, and Mr. Arroyo's, efforts to sell her property, which were interfering with Trustee's administration of property of the Estate. Debtor filed an e-signed Declaration in response [Dk. 452, and refiled at Dks. 453 and 455], and Trustee filed a Reply [Dk. 456], and a request to strike the declaration as being unsigned and not presented under penalty of perjury [Dk. 457].

For the reasons stated in Trustee's Reply [Dk. 456], the OSC is discharged as to Mr. Arroyo. As for Debtor, as suggested in Trustee's Reply, the Court is inclined to issue a permanent order prohibiting Debtor from interfering with Trustee's future administration of property of the Estate; the failure to adhere to such order will result in a contempt finding and sanctions. The Court will consider Debtor's Declaration as argument in response to the OSC.

Virtual appearances are required. The hearing will take place using Zoom for Government, a free service that provides audioconference and videoconference capabilities. Only the parties, including counsels, their

**United States Bankruptcy Court
Central District of California
Santa Ana
Scott Clarkson, Presiding
Courtroom 5C Calendar**

Tuesday, October 22, 2024

Hearing Room

5C

11:00 AM

CONT... Jamie Lynn Gallian

Chapter 7

clients, and pro se individuals, may virtually join the hearing. No testimony, however, will be permitted unless specifically authorized by the Court either prior to, or during, the hearing. Parties virtually appearing should consult the NOTICE OF VIDEO AND TELEPHONIC APPEARANCE PROCEDURES FOR JUDGE SCOTT CLARKSON'S CASES for specific procedures and further information.

The audio portion of each hearing will be recorded electronically by the Court and constitute its official record. **By Order of the Judicial Conference of the United States, members of the general public may only view the hearings from the Courtroom, which will remain open, or access the hearing by audioconference only, as set forth below. This is a nationwide mandate and is not subject to this Court's discretion. The Court will have monitors on and viewable within the Courtroom for viewing.**

Hearing participants may connect to the videoconference through an Internet browser by entering the Videoconference URL shown below, as well as the meeting ID and password, when prompted.

Videoconference URL: <https://cacb.zoomgov.com/j/1602836250>

Meeting ID: 160 283 6250

Password: 606388

If a participant is unable to send and receive audio through his/her computer, or join the videoconference through an Internet browser for any reason, the audio of the hearing may be accessed by telephone using the below audio conference information. PLEASE BE ADVISED THAT THE GENERAL PUBLIC AND ALL MEDIA MAY ONLY USE THE AUDIO CONFERENCE SYSTEM BELOW AND MAY NOT UTILIZE THE VIDEO CONFERENCE SYSTEM.

Audioconference Tel. No.: +1 (669) 254 5252 or +1 (646) 828 7666

Meeting ID: 160 283 6250

**United States Bankruptcy Court
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CONT... Jamie Lynn Gallian

Chapter 7

Password: 606388

For further details, please consult the instructions on the Court's website
<https://www.cacb.uscourts.gov/judges/honorable-scott-c-clarkson>.

Please note that default matters may be called prior to the videoconference,
so there may be a slight delay to the official start time of the videoconference
hearing.

As noted in the Court's Zoom Video Hearing Guide, located at
<https://www.cacb.uscourts.gov/node/7890>, all persons are strictly prohibited
from making any recording of court proceedings, whether by video, audio,
"screenshot," or otherwise. Violation of this prohibition may result in the
imposition of monetary and non-monetary sanctions.

Party Information

Debtor(s):

Jamie Lynn Gallian

Pro Se

Trustee(s):

Jeffrey I Golden (TR)

Represented By
Aaron E. De Leest
Eric P Israel
Shantal Malmed

JAMIE LYNN GALLIAN
16222 Monterey Lane Unit 376
Huntington Beach, CA 92649
714-321-3449
jamiegallian@gmail.com

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

IN RE JAMIE LYNN GALLIAN,

AMENDED

Case No.: 8:21-bk-11710-SC

DEBTOR

OPPOSITION TO [PROPOSED]
PERMANENT INJUNCTION PLACED ON
DEBTORS POST-PETITION ACQUIRED
PERSONAL PROPERTY MANUFACTURED
HOME, HCD DECAL NO. LBM 1081, SERIAL
#AC7V710294GB/GA;
THE PERSONAL PROPERTY
MANUFACTURED HOME HAVING BEEN
ISSUED CERTIFICATE OF TITLE IN THE
NAME OF JMIE LYNN GALLIAN BY HCD
AUGUST 3, 2021, POST-PETITION
DETERMINATION BY ORDER ENTERED BY
THE HONORABLE ERITHE A. SMITH ON
MAY 15, 2024 (DOCKET 394) THE
PROPERTY IS NOT PROPERTY OF
DEBTOR'S ESTATE;
DECLARATION OF JAMIE LYNN GALLIAN IN
SUPPORT OF DISMISSING OSC AS AN
IMPROPER MOTION FILED WITHOUT JUST
CAUSE THE AUTOMATIC STAY IS NO
LONGER IN EFFECT PURSUANT TO 11
U.S.C. § 362(c)(2)(C); SEE COURT ORDER
DOCKET 383 ENTERED OCTOBER 23, 2023

OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
#AC7V710294GB/GA;THE PERSONAL PROPERTY MANUFACTURED HOME HAVING BEEN ISSUED
CERTIFICATE OF TITLE IN THE NAME OF JMIE LYNN GALLIAN BY HCD AUGUST 3, 2021, POST-
PETITION DETERMINATION BY ORDER ENTERED BY THE HONORABLE ERITHE A. SMITH ON MAY
15, 2024 (DOCKET 394) THE PROPERTY IS NOT PROPERTY OF DEBTOR'S ESTATE;DECLARATION OF
JAMIE LYNN GALLIAN IN SUPPORT OF DISMISSING OSC AS AN IMPROPER MOTION FILED
WITHOUT JUST CAUSE THE AUTOMATIC STAY IS NO LONGER IN EFFECT PURSUANT TO 11 U.S.C. §
362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 1

1 **TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY**
2 **JUDGE; CHAPTER 7 TRUSTEE, JEFFREY GOLDEN; UNITED STATES TRUSTEE,**
3 **AND ALL INTERESTED PARTIES:**

4
5 On September 12, 2024, the Chapter 7 Trustee filed an

6 ***“ORDER TO SHOW CAUSE WHY DEBTOR JAMIE LYNN GALLIAN AND***
7 ***JOSEPH ARROYO SHOULD NOT BE FOUND IN CONTEMPT OF COURT.”***

8 **Docket 440.**

9
10 The OSC states the following:

11 Jamie Lynn Gallian (“Debtor”) and Joseph Arroyo must appear and show
12 cause as to why they should not be held in contempt of Court and sanctioned
13 for *willfully violating the Bankruptcy Code by exercising control over property*
14 *of the estate*, interfering with the Trustee’s administration of *property of the estate*
15 and *violating the automatic stay in Debtor’s case*.

16
17 **FINDINGS OF CONTEMPT OF COURT**

18
19 I. To find a party in civil contempt, the movant here, Jeffrey Golden, Chapter 7
20 Trustee, must prove “by clear and convincing evidence that the contemnor[] **violated a [specific**
21 **and definite order] of the court.**” *In re Dyer*, 322 F.3d at 1190-91.

22
23
24
25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
26 ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
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JAMIE LYNN GALLIAN IN SUPPORT OF DISMISSING OSC AS AN IMPROPER MOTION FILED
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 2

1 The bankruptcy court must also find that the contemnor **“had sufficient notice of [the**
2 **order’s] terms and the fact that she would be sanctioned if she did not comply.”**

3 Hansbrough v. Birdsell (In re Hercules Enters., Inc.), 387 F.3d 1024, 1028 (9th Cir. 2004).

4
5
6 The Court must determine whether the contemnor violated [a court order] is not based on
7 subjective beliefs or intent in complying with the order, “but whether in fact [the] conduct
8 complied with the order at issue.” In re Dyer, 322 F.3d at 1191 (internal citation omitted); Yan
9 Sui v. Marshack (In re Sui), 2016 WL 4063716, at *3–4, 2016 Bankr. LEXIS 2219, at *8-9
10 (B.A.P. 9th Cir. 2016).

11
12 **ORDER TO SHOW CAUSE FILED ON SEPTEMBER 12, 2024, DOCKET 440,**

13 1. The **ORDER TO SHOW CAUSE** filed on September 12, 2024, Docket 440, the
14 Trustee’s OSC did not describe the who, what, where, when, why and how, to give the
15 defendants sufficient Notice in the order of the surrounding details to defendants being charged
16 with contempt:

17
18 The OSC simply stated

19 ***“why they should not be held in contempt of Court and sanctioned***
20 ***for willfully violating the Bankruptcy Code”***

21 The OSC did not provide any facts or state which part of the Bankruptcy Code defendants
22 Gallian and Arroyo violated.

23
24
25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
26 ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
27 #AC7V710294GB/GA;THE PERSONAL PROPERTY MANUFACTURED HOME HAVING BEEN ISSUED
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 3

2. The **ORDER TO SHOW CAUSE** filed on September 12, 2024, Docket 440, goes on to say:

“by exercising control over the property of the estate,”

The OSC [did not] provide specific facts, details, reference to the bankruptcy docket to a specific **ORDER**, of this Court, properly served on the Debtor, giving Debtor Notice of an Order within the bankruptcy court record, Case No. 8:21-bk-11710-SC.

Further the Trustee did not describe with specific detail **[what estate property]**,

the Debtor is **[“exercising control over [property of the estate state”]**

3. The **ORDER TO SHOW CAUSE** filed on September 12, 2024, Docket 440, goes on to further say: **“interfering with the Trustee’s administration of [property of the estate]”**

Again, the Trustee did not describe in further detail how or what [estate property] is the Debtor **“interfering with the Trustee Administration of [property of the estate.]**

[what property] does the Trustee believe is Estate Property]

In this case, the Bankruptcy Court on October 6, 2023, entered an ORDER the automatic stay was confirmed pursuant to 11 U.S.C. § 362 (c)(2)(C) by

OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL #AC7V710294GB/GA; THE PERSONAL PROPERTY MANUFACTURED HOME HAVING BEEN ISSUED CERTIFICATE OF TITLE IN THE NAME OF JMIE LYNN GALLIAN BY HCD AUGUST 3, 2021, POST-PETITION DETERMINATION BY ORDER ENTERED BY THE HONORABLE ERITHE A. SMITH ON MAY 15, 2024 (DOCKET 394) THE PROPERTY IS NOT PROPERTY OF DEBTOR’S ESTATE; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT OF DISMISSING OSC AS AN IMPROPER MOTION FILED WITHOUT JUST CAUSE THE AUTOMATIC STAY IS NO LONGER IN EFFECT PURSUANT TO 11 U.S.C. § 362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 4

1 A prime function of bankruptcy law is to equitably administer estate assets. The
2 automatic stay, however, **also protects property in which the estate has no interest.** To wit:
3 paragraph (a)(5) of § 362 sets forth that the filing of a "petition . . . operates as a stay [against]
4 any act to create, perfect, or enforce **against property of the debtor** [any lien] to the extent that
5 such lien secures a claim that arose [before] the commencement of the case under this title[.]"
6 (emphasis added).
7

8
9 Over on year ago, on September 13, 2023, Trustee's Counsel filed **Docket No. 377**, entitled:
10 **TRUSTEE'S RESPONSE TO THE MOTION FOR RELIEF FROM THE AUTOMATIC**
11 **STAY FILED BY HOUSER BROS. CO. DBA RANCHO DEL REY MOBLE HOME**
12 **ESTATES. Docket no. 375.**

13
14 The Trustee does not oppose granting the requested relief.....

15
16 **ON OCTOBER 6, 2023, THE COURT ENTERED RELIEF OF STAY ORDER**
17 **DOCKET NO. 383**

18
19 **14. X Other (specify): (1) It is confirmed pursuant to 11 U.S.C. § 362(c)(2)(C) there is no**
20 **automatic stay in effect**, and the language of the "Order Granting Motion for Relief from the
21 Automatic Stay Under 11 U.S.C. § 362," Docket No. 334, does not bar Houser Bros. Co. dba
22 Rancho Del Rey Mobile Home Estates ("Houser Bros.") from seeking to obtain and enforce a
23 judgment for its prepetition claims; (2) Houser Bros. is authorized to proceed to judgment in
24 *Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates v. Jamie Gallian, et al.*, Orange
County Superior Court Case No. 30-2023-01316057-CL-UD-CJC regarding any monetary claim

25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
26 ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
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1 against Debtor for amounts attributable to the period before the Bankruptcy Case was filed; and
2 (3) Houser Bros. may not enforce any judgment against property of Debtor's bankruptcy estate.

3
4 Debtor respectfully requests the Court find that based upon the above Order,
5 docket 383, Debtor was informed and believed that no automatic stay existed after Debtor was
6 denied a discharge by the bankruptcy court sustained by the United States District Court.

7
8
9 Additionally, Debtor believes and provided evidence in her Opposition to the Trustee's
10 OSC, that the Honorable Erithe A. Smith determined on December 19, 2022, *docket 273* that the
11 personal property manufactured home [was not] property of the estate. Houser Bros. Co appealed
12 the bankruptcy courts finding.

13
14
15 On May 15, 2024, *docket 394*, the Bankruptcy Court issued its **Remand Order**, again
16 finding that on the date of petition the personal property manufactured home LBM 1081 was not
17 property of the estate because the HCD Registered Owner was J-Sandcastle Co. and the Legal
18 Owners were Ronald J. Pierpont, (Debtor's ex-husband who resides in the manufactured home)
19 [OR] J-Pad, LLC. Houser Bros presented documentation establishing that a HCD Certificate of
20 Title showing Debtor as the new registered owner of the Property was [not] issued until August
21 3, 2021, nearly a month after the Petition Date. See Homestead Motion, Hays Decl. Exh.22 at
22 195. Based on the record presented, by Houser Bros. Co in which the Chapter 7 Trustee joined
23

24
25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 6

1 in on two separate occasions, the Court finds that title to the Property was not transferred to
2 Debtor prior to the Petition Date. Therefore the personal property manufactured home is not part
3 of Debtor's Bankruptcy Estate, even though Debtor argued against them. No further appeals
4 were taken and the Bankruptcy Courts Ordered entered May 15, 2024 is final.
5

6
7 However, the Trustee's real estate broker(s) Coldwell Banker and co-agents Bingham and
8 Friedman, signed a Listing Agreement with the Trustee on or about May 17, 2024, after the
9 Bankruptcy Courts May 15, 2024, Order, finding the property [was not] property of the estate.
10 See Docket 394.
11

12 However, thereafter with the Trustee receiving timely and proper notice of the REMAND
13 ORDER. Docket 394, the Trustee waited until July 1, 2024, to file Trustee's Application to
14 employ a Real Estate Broker and co agents Bingham and Friedman to sell debtors post petition
15 property, docket 395
16

17 11 U.S.C. § 541(a)(6) and (7) (emphasis added). The Trustee seems to be pushing
18 a nonsensical argument confusing property acquired by the debtor and property acquired by the
19 estate.
20

21 The bankruptcy court Judge Erithe A. Smith made a finding that the personal
22 property Skyline manufactured home LBM 1081 was "acquired" by the debtor during the
23 chapter 7 case. The facts put forth in the Courts MOD clearly establish that the manufactured
24 home, was property acquired by the debtor, and not "property of the estate." MOD docket 273.

25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
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1 Therefore, Debtor believes that property acquired post-petition is [generally] within the
2 bankruptcy estate and that there are **only** two exceptions to this rule, those provided by §
3 541(a)(6) concerning proceeds, product, rents and profits from property *of the estate*. Also the
4 180-day limitation in § 541(a)(5) which places in the estate an interest in particular types of
5 property (inheritances, property settlements, etc.) that would have been property of the estate if
6 such interest had been an interest of the debtor on the date of filing of the petition, and if the
7 debtor acquires or becomes entitled to it within 180 days after such date. The Debtor argued
8 these same points and citation to support, and provided a sworn Declaration Docket 208 and
9 incorporated by reference this document into her Opposition to Trustee's second application.
10
11

12
13 Houser Bros, the Trustee, and joinders simply have the general rule backwards; under §
14 541(a)(1) the general rule is that the estate includes interests of the debtor in property as of the
15 commencement of the case. Houser Bros and the Trustee argued that Debtor was not on title on
16 the Petition date. See Docket 95, Homestead Objection and Trustees joinders. Debtor relies on
17 both provisions (§ 541(a)(5) and (6)) actually exceptions from the general rule; that post-petition
18 acquisitions are property of the debtor-exceptions specially provided to include particular
19 property within the bankruptcy estate.
20

21
22
23 Dated this 21st day of October 2024.

Jamie Lynn Gallian
JAMIE LYNN GALLIAN

24 **DECLARATION OF JAMIE LYNN GALLIAN**

25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
26 ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 8

DECLARATION OF JAMIE LYNN GALLIAN

I, JAMIE LYNN GALLIAN, declare under penalty of perjury the following to be true and correct my own personal knowledge. If called upon to testify, I would and could competently testify to the facts stated within.

On October 6, 2023, over 12 months ago, I received Notice of an ORDER entered docket 383, that the automatic stay was no longer in effect pursuant to 11 U.S. C. 362(c)(2)(C) which states:

(c) Except as provided in subsections (d), (e), (f), and (h) of this section--

(1) the stay of an act against property of the estate under subsection (a) of this section

continues until such property is no longer property of the estate;

(2) the stay of any other act under subsection (a) of this section continues until the earliest of--

(A) the time the case is closed;

(B) the time the case is dismissed; or

(C) if the case is a case under chapter 7 of this title concerning an individual or a case under chapter 9, 11, 12, or 13 of this title, the time a discharge is granted or **denied**;

A true and correct copy of the Courts Ordered entered October 6, 2023, is attached to the Declaration of Jamie Lynn Gallian. Docket No. 383.

The Debtor should not be subjected to a permanent injunction as a result of the Trustee's ERROR.

SIGNED THIS 21ST DAY OF OCTOBER, 2024, AT HUNTINGTON BEACH, UNDER PENALTY OF PERJURY OF THE LAWS OF THESE UNITED STATES.

Jamie Lynn Gallian

JAMIE LYNN GALLIAN

OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL #AC7V710294GB/GA; THE PERSONAL PROPERTY MANUFACTURED HOME HAVING BEEN ISSUED CERTIFICATE OF TITLE IN THE NAME OF JMIE LYNN GALLIAN BY HCD AUGUST 3, 2021, POST-PETITION DETERMINATION BY ORDER ENTERED BY THE HONORABLE ERITHE A. SMITH ON MAY 15, 2024 (DOCKET 394) THE PROPERTY IS NOT PROPERTY OF DEBTOR'S ESTATE; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT OF DISMISSING OSC AS AN IMPROPER MOTION FILED WITHOUT JUST CAUSE THE AUTOMATIC STAY IS NO LONGER IN EFFECT PURSUANT TO 11 U.S.C. § 362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 9

REQUEST FOR JUDICIAL NOTICE

Jamie Lynn Gallian (the “Debtor”) in the bankruptcy estate of Jamie Lynn Gallian (the “Debtor”), requests that the Court take judicial notice of the following facts.

Jamie Lynn Gallian hereby respectfully requests that the Court take judicial notice of the following facts pursuant to Fed. R. Evid. 201(d):

BACKGROUND

1. On or about July 9, 2021 (the “Petition Date”), Jamie Lynn Gallian (the “Debtor”) commenced this case by filing a voluntary petition for relief under Chapter 7 of the Code.

2. On the Petition Date, the registered title owner of the manufactured home located at 16222 Monterey Lane, Space #376, Huntington Beach, California 92649 (“Property”), was vested in J-Sandcastle Co, LLC (“J-Sandcastle”). The Debtor was not on title to the Property on the Petition Date.

3. On the Petition Date, the Property was not subject to any liens on the Personal Property LBM 1081 as the Legal Owners on the Certificate of Title Registered to J--Sandcastle Co were Ronald J. Pierpont [OR] J-Pad, LLC. Legal owner Ronald J. Pierpont executed post petition HCD Lien Satisfied Form 435.6, HCD removed Pierpont and J-Pad LLC as evident August 3, 2021

THE HOMESTEAD EXEMPTION

4. The Debtor claimed an automatic homestead exemption in the Property in the amount of \$600,000 because of her continued residency and her intent to reside since November 1, 2018.

5. On or about May 12, 2022, Houser Bros. Co., dba Rancho Del Rey Mobile Home Estates (“Houser Bros.”), filed its Motion Objecting to Debtor’s Claimed Homestead Exemption (the “Exemption Motion”) (*docket no. 95*). The hearing on the Exemption Motion was held on June 2, 2022 and continued to July 21, 2022. At the continued hearing, the Court granted the Exemption Motion and disallowed any claim of exemption by the Debtor in the Property.

6. On or about July 26, 2022, the Debtor filed the Motion for Reconsideration from the Court’s July 21, 2022 ruling (the “Motion for Reconsideration”) (*docket no. 157*). The order granting the Exemption Motion was thereafter entered on or about August 5, 2022 (*docket no. 177*).

1 The hearing on the Motion for Reconsideration was held on September 22, 2022, and the Court
2 took the matter under submission.

3 7. Thereafter, on or about December 19, 2022, the Court entered its order granting the
4 Debtor's Motion for Reconsideration and determined that the Debtor was entitled to a homestead
5 exemption in the Property in the amount of \$600,000 ("Order Granting the Motion for
6 Reconsideration") (*docket no. 274*).

7 8. On or about December 29, 2022, Houser appealed from the Order Granting the
8 Motion for Reconsideration to the District Court (*docket no. 280*).

9 9. On or about November 1, 2023, the District Court handling the appeal entered an
10 order that reversed and remanded the Order Granting the Motion for Reconsideration on the
11 grounds that the Court failed to issue findings regarding the Debtor's interest in the Property
12 "including whether "Gallian ever acquired (and retained) an equitable interest in the Property" (the
13 "Reconsideration Order") (*docket no. 387*).

14 10. On or about May 15, 2024, the Court entered its order regarding the Reconsideration
15 Order (the "Remand Order") (*docket no. 393*). The Remand Order again found "that Debtor held a
16 sufficient equitable interest in the Property to claim an automatic homestead exemption under Cal.
17 Civ. Proc. Code § 704.720(a)."

18 11. Houser Bros did not pursue any further appeal from the Remand Order and it is now
19 final.

20 Signed this 21st day of October 2024 at Huntington Beach, CA

21 
22 Jamie Lynn Gallian


<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com LAILA MASUD, #311731 lmasud@marshackhays.com BRADFORD N. BARNHARDT, #328705 bbarnhardt@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, CA 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778</p> <p><input checked="" type="checkbox"/> <i>Attorney for Movant</i> <input type="checkbox"/> <i>Movant appearing without an attorney</i></p>		<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"><p>FILED & ENTERED</p><div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"><p>OCT 06 2023</p></div><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY bolte DEPUTY CLERK</p></div> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">CHANGES MADE BY COURT</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – <u>SANTA ANA</u> DIVISION</p>			
<p>In re:</p> <p>JAMIE LYNN GALLIAN,</p> <p style="text-align: right;">Debtor(s).</p>		<p>CASE NO.: 8:21-bk-11710-SC CHAPTER: 7</p>	
		<p>ORDER GRANTING MOTION FOR RELIEF FROM STAY UNDER 11 U.S.C. § 362 (UNLAWFUL DETAINER)</p>	
		<p>DATE: September 27, 2023 TIME: 10:00 a.m. COURTROOM: 5C PLACE: 411 West Fourth Street Santa Ana, CA 92701-4593</p>	
<p>Movant: HOUSER BROS. CO. dba RANCHO DEL REY MOBILE HOME ESTATES</p>			

- c. ☐ 11 U.S.C. § 362(d)(4). The filing of the bankruptcy petition was part of a scheme to hinder, delay, or defraud creditors that involved:
- (1) ☐ The transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval; and/or
 - (2) ☐ Multiple bankruptcy cases affecting the Property.
 - (3) ☐ The court ☐ makes ☐ does not make ☐ cannot make a finding that the Debtor was involved in this scheme.
 - (4) If recorded in compliance with applicable state laws governing notices of interests or liens in real property, this order is binding in any other case under this title commenced by or against any debtor who claims any interest in the Property purporting to affect such real property filed not later than 2 years after the date of the entry of this order by the court, except that a debtor in a subsequent case under this title may move for relief from this order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local government unit that accepts notices of interests or liens in real property shall accept any certified copy of this order for indexing and recording.
4. ☐ As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
- a. ☐ Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. ☐ Modified or conditioned as set forth in Exhibit _____ to this order.
 - c. ☐ Annulled retroactive to the bankruptcy petition date. Any postpetition acts taken by or at the request of the Movant to enforce its remedies regarding the Property, including without limitation entry of any order, judgment or writ, do not constitute a violation of the stay.
5. ☐ Movant may enforce its remedies to obtain possession of the Property, including lockout, in accordance with applicable nonbankruptcy law, but may not pursue any monetary claim against the Debtor or property of the estate for amounts attributable to the period before the bankruptcy was filed except by filing a proof of claim pursuant to 11 U.S.C. § 501.
6. ☐ Movant shall not cause the Debtor to be locked out before (*date*) _____.
7. ☐ The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. ☒ The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
10. ☐ This order is binding in any other bankruptcy case commenced by or against any debtor who claims any interest in the Property, or purporting to affect the Property filed not later than 2 years after the date of entry of this order, except that a debtor in a subsequent case may move for relief from this order based upon changed circumstances or for good cause shown, after notice and hearing.
11. ☐ This order is binding and effective in any bankruptcy commenced by or against the Debtor for a period of 180 days from the hearing of this Motion.
12. ☐ This order is binding and effective in *any* bankruptcy commenced by or against *any* debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
 - b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.

13. ☐ A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy case concerning the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
- b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
14. ☒ Other (*specify*): (1) It is confirmed pursuant to 11 U.S.C. § 362(c)(2)(C) there is no automatic stay in effect, and the language of the "Order Granting Motion for Relief from the Automatic Stay Under 11 U.S.C. § 362," Docket No. 334, does not bar Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ("Houser Bros.") from seeking to obtain and enforce a judgment for its prepetition claims; (2) Houser Bros. is authorized to proceed to judgment in *Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates v. Jamie Galian, et al.*, Orange County Superior Court Case No. 30-2023-01316057-CL-UD-CJC regarding any monetary claim against Debtor for amounts attributable to the period before the Bankruptcy Case was filed; and (3) Houser Bros. may not enforce any judgment against property of Debtor's bankruptcy estate.

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Date: October 6, 2023


Scott C. Clarkson
United States Bankruptcy Judge

WESTLAW CLASSIC

United States Code Annotated Title 11. Bankruptcy (Refs & Annos)



§ 362. Automatic stay

11 USCA § 362 | United States Code Annotated | Title 11. Bankruptcy | Effective: October 30, 2020 (Approx. 13 pages)



Unconstitutional or Preempted Prior Version's Limitation Recognized by [In re Medical Care Management Co.](#) Bkrtcy.M.D.Tenn. Jan. 02, 2003



Proposed Legislation

Effective: October 30, 2020

11 U.S.C.A. § 362

§ 362. Automatic stay

Currentness

(a) Except as provided in subsection (b) of this section, a petition filed under [section 301](#), [302](#), or [303](#) of this title, or an application filed under section 5(a)(3) of the Securities Investor Protection Act of 1970, operates as a stay, applicable to all entities, of--

- (1) the commencement or continuation, including the issuance or employment of process, of a judicial, administrative, or other action or proceeding against the debtor that was or could have been commenced before the commencement of the case under this title, or to recover a claim against the debtor that arose before the commencement of the case under this title;
- (2) the enforcement, against the debtor or against property of the estate, of a judgment obtained before the commencement of the case under this title;
- (3) any act to obtain possession of property of the estate or of property from the estate or to exercise control over property of the estate;
- (4) any act to create, perfect, or enforce any lien against property of the estate;
- (5) any act to create, perfect, or enforce against property of the debtor any lien to the extent that such lien secures a claim that arose before the commencement of the case

other transfer obligation arising under or in connection with 1 or more such master netting agreements to the extent that such participant is eligible to exercise such rights under paragraph (6), (7), or (17) for each individual contract covered by the master netting agreement in issue;

(28) under subsection (a), of the exclusion by the Secretary of Health and Human Services of the debtor from participation in the medicare program or any other Federal health care program (as defined in section 1128B(f) of the Social Security Act pursuant to title XI or XVIII of such Act); and

(29) under subsection (a)(1) of this section, of any action by--

(A) an amateur sports organization, as defined in [section 220501\(b\) of title 36](#), to replace a national governing body, as defined in that section, under section 220528 of that title; or

(B) the corporation, as defined in [section 220501\(b\) of title 36](#), to revoke the certification of a national governing body, as defined in that section, under section 220521 of that title.

The provisions of paragraphs (12) and (13) of this subsection shall apply with respect to any such petition filed on or before December 31, 1989.

(c) Except as provided in subsections (d), (e), (f), and (h) of this section--

(1) the stay of an act against property of the estate under subsection (a) of this section continues until such property is no longer property of the estate;

(2) the stay of any other act under subsection (a) of this section continues until the earliest of--

(A) the time the case is closed;

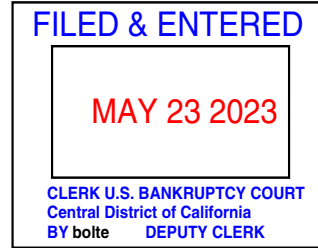
(B) the time the case is dismissed; or

(C) if the case is a case under chapter 7 of this title concerning an individual or a case under chapter 9, 11, 12, or 13 of this title, the time a discharge is granted or denied;

(3) if a single or joint case is filed by or against a debtor who is an individual in a case under chapter 7, 11, or 13, and if a single or joint case of the debtor was pending within the preceding 1-year period but was dismissed, other than a case refiled under a chapter other than chapter 7 after dismissal under [section 707\(b\)](#)--

(A) the stay under subsection (a) with respect to any action taken with respect to a debt or property securing such debt or with respect to any lease shall terminate with respect to the debtor on the 30th day after the filing of the later case;

(B) on the motion of a party in interest for continuation of the automatic stay and upon notice and a hearing, the court may extend the stay in particular cases as to any or all creditors (subject to such conditions or limitations as the court may then impose) after



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re:

Jamie Lynn Gallian,

Debtor(s).

Case No.: 8:21-bk-11710-SC

CHAPTER 7

Adv No: 8:21-ap-01097-SC

- (1) ORDER DENYING MOTION TO
AMEND AND VACATING HEARING;
(2) MEMORANDUM DECISION AFTER
TRIAL REGARDING §727 CLAIMS;
AND
(3) SETTING STATUS CONFERENCE
ON REMAINING § 523 CLAIMS

Houser Bros. Co., dba Rancho Del Rey
Mobile Home Estates,

Plaintiff(s),

v.

Jamie Lynn Gallian,

Defendant(s).

§727 Trial:

Date: April 26, 2023

Time: 9:30 a.m.

Courtroom: 5C

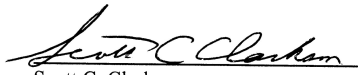
1 She has not met her burden. Therefore, Plaintiff is entitled to judgment against
2 Defendant on its § 727(a)(5) cause of action.

3 **IV. Conclusion**

4 For the reasons more fully explained herein, the Court finds good cause to enter
5 the following order DENYING the Motion to Amend, VACATING the hearing on the
6 Motion to Amend, and finding in favor of Plaintiff and against Defendant pursuant to 11
7 U.S.C. §§727(a)(2)(A), (a)(4), and (a)(5). Judgment, however, cannot yet be issued as
8 there remain pending § 523 claims. Accordingly, the Court hereby sets a status
9 conference on June 27, 2023, at 1:30 p.m., with a status report due 14 days in advance.
10 The status report must advise the Court how the parties wish to proceed in light of the
11 issuance of this Memorandum Decision.

12 **IT IS SO ORDERED.**

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25 Date: May 23, 2023


Scott C. Clarkson
United States Bankruptcy Judge

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Robert P. Goe – State Bar No. 137019 Brandon J. Iskander – State Bar No. 300916 GOE FORSYTHE & HODGES LLP 17701 Cowan Avenue, Suite 210 Irvine, CA 92614 RGoe@goeforlaw.com Biskander@goeforlaw.com Telephone: (949) 798-2460 Facsimile: (949) 955-9437 <input type="checkbox"/> <i>Movant appearing without an attorney</i> <input checked="" type="checkbox"/> <i>Attorney for Movant</i>	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 10px; text-align: center;">FILED & ENTERED JUL 31 2023 CLERK U.S. BANKRUPTCY COURT Central District of California BY mccall DEPUTY CLERK</div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: JAMIE LYNN GALLIAN, Debtor(s).	CASE NO.: 8:21-bk-11710-SC CHAPTER: 7 ORDER GRANTING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 (Action in Nonbankruptcy Forum) DATE: July 19, 2023 TIME: 10:00 a.m. COURTROOM: 5C PLACE: U.S. Bankruptcy Court 411 W. Fourth Street Santa Ana, CA 92701
MOVANT: The Huntington Beach Gables Homeowners Association	

1. The Motion was: ☒ Opposed ☐ Unopposed ☐ Settled by stipulation

2. The Motion affects the following Nonbankruptcy Action:

Name of Nonbankruptcy Action: Randall L. Nickel v The Huntington Beach Gables HOA, et al.


Docket number: 30-2020-01163055-CU-OR-CJC

Nonbankruptcy court or agency where the Nonbankruptcy Action is pending: Superior Court of California - County of Orange - Central Justice Center

3. The Motion is granted under 11 U.S.C. § 362(d)(1).
4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
- ☒ Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - ☐ Modified or conditioned as set forth in Exhibit _____ to the Motion.
 - ☐ Annulled retroactively to the bankruptcy petition date. Any postpetition acts taken by Movant to enforce its remedies regarding the nonbankruptcy action do not constitute a violation of the stay.
5. **Limitations on Enforcement of Judgment:** Movant may proceed in the nonbankruptcy forum to final judgment (including any appeals) in accordance with applicable nonbankruptcy law. Movant is permitted to enforce its final judgment only by (*specify all that apply*):
- ☐ Collecting upon any available insurance in accordance with applicable nonbankruptcy law.
 - ☐ Proceeding against the Debtor as to property or earnings that are not property of this bankruptcy estate.
6. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
7. ☐ The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. ☒ The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. ☐ This order is binding and effective in any bankruptcy case commenced by or against the Debtor for a period of 180 days, so that no further automatic stay shall arise in that case as to the nonbankruptcy action.
10. ☐ This order is binding and effective in any future bankruptcy case, no matter who the debtor may be, without further notice.
11. ☒ Other (*specify*): The Court's tentative ruling on the Motion was adopted as the final ruling and is attached.

###

Date: July 31, 2023


Scott C. Clarkson
United States Bankruptcy Judge

ERIC P. ISRAEL (State Bar No. 132426)
eisrael@DanningGill.com
AARON E. DE LEEST (State Bar No. 216832)
adeleest@DanningGill.com
DANNING, GILL, ISRAEL & KRASNOFF, LLP
1901 Avenue of the Stars, Suite 450
Los Angeles, California 90067-6006
Telephone: (310) 277-0077
Facsimile: (310) 277-5735

Attorneys for Jeffrey I. Golden,
Chapter 7 Trustee

FILED & ENTERED

SEP 28 2022

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY bolte DEPUTY CLERK

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re

JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**ORDER DENYING APPLICATION OF
THE CHAPTER 7 TRUSTEE TO
EMPLOY REAL ESTATE BROKER
COLDWELL BANKER REALTY AND
AGENTS WILLIAM FRIEDMAN AND
GREG BINGHAM PURSUANT TO 11
U.S.C. §§ 327 AND 328 WITHOUT
PREJUDICE**

Date: September 13, 2022
Time: 11:00 a.m.
Place: Courtroom "5C"
411 W. 4th Street
Santa Ana, California 92701

On September 13, 2022 at 11:00 a.m., there came before the United States Bankruptcy
Court for the Central District of California, Santa Ana Division, the Honorable
Scott C. Clarkson, United States Bankruptcy Judge, presiding, a hearing on the *Trustee's*
Application to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman
and Greg Bingham Pursuant to 11 U.S.C. §§ 327 and 328 (docket no. 162) (the "Application")
filed by Jeffrey I. Golden, Chapter 7 Trustee (the "Trustee"). Aaron E. de Leest of Danning, Gill,
Israel & Krasnoff, LLP, appeared for the Trustee, who also appeared. Robert P. Goe of Goe

1 Forsythe & Hodges LLP, appeared for Huntington Beach Gables Homeowners Association. The
2 Debtor appeared in pro per. There were no other appearances.

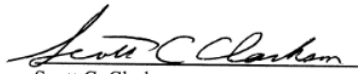
3 The Court having read and considered the Application, the Debtor's opposition to the
4 Application (*docket no. 208*), the Trustee's reply to the Debtor's opposition (*docket no. 219*), and
5 the HOA's joinder in the Trustee's reply (*docket no. 221*), having heard the oral statements of the
6 Debtor, the Trustee, and counsel at the hearing, and for the reasons set forth by the Court on the
7 record at the hearing, it is hereby

8 ORDERED THAT:

- 9 1. The Application is denied, without prejudice.

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24 Date: September 28, 2022


Scott C. Clarkson
United States Bankruptcy Judge

**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE**

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021	

Addressee

RONALD J PIERPONT
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT
JPAD LLC
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 08/20/20 11:58:00

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS



Title Search

Date Printed: Jul 27, 2021

Decal #: LBM1081 Use Code: SFD
Manufacturer: SKYLINE HOMES INC Original Price Code: BVH
Tradename: CUSTOM VILLA Rating Year:
Model: Tax Type: LPT
Manufactured Date: 05/29/2014 Last ILT Amount:
Registration Exp: Date ILT Fees Paid:
First Sold On: 07/28/2014 ILT Exemption: NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 02/24/2021

Last Reg Card: Pending Reg Card

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Legal Owner:

JPAD LLC
RONALD J PIERPONT
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 02/25/21 10:11:00

Title Searches:

JANINE JASSO
PO BOX 370161
EL PASO, TX 79937

Title File No: LBM1081

**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE**

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name	Trade Name	Model		DOM	DFS	RY
90002 SKYLINE HOMES INC	CUSTOM VILLA			05/29/2014	07/28/2014	
Serial Number	Label/Inslogia Number	Weight	Length	Width	Issued	
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Aug 03, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

I hereby certify that this copy is a true and correct copy of
the original document on file with the Department of
Housing & Community Development.



Signature

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 2

REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 03, 2021	

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS
CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE
DATE INDICATED ABOVE IN THE BOX LABELED
"Exp. Date". THERE ARE SUBSTANTIAL
PENALTIES FOR DELINQUENCY. IF YOU DO NOT
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS
PRIOR TO THE EXPIRATION DATE, CONTACT
H.C.D. FOR RENEWAL INSTRUCTIONS.

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 1

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS



Title Search

Date Printed: Aug 8, 2024

Decal #: LBM1081 Use Code: SFD
Manufacturer: SKYLINE HOMES INC - CLOSED Original Price Code: BVH
Tradename: CUSTOM VILLA Rating Year:
Model: Tax Type: LPT
Manufactured Date: 05/29/2014 Last ILT Amount:
Registration Exp: Date ILT Fees Paid:
First Sold On: 07/28/2014 ILT Exemption: NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 08/12/2021

Last Reg Card: 08/12/2021

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Title Searches:

CHRIS HOUSER
16222 MONTEREY LN OFC
HUNTINGTON BEACH, CA 92649

Title File No: None

END OF TITLE SEARCH

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
16222 MONTEREY LANE UNIT 375 HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled: DECL. OF JAMIE GALLIAN, RJN will be served or was served
(a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On OCTOBER 22, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

☒ **2. SERVED BY UNITED STATES MAIL:** On September 23 2024, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on , I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

☐

October 22, 2024
Date

Joseph Clark
Printed Name

Joseph Clark
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.:** Bradford Barnhardt bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, kfrederick@ecf.courtdrive.com
- **CHAPTER 7 TRUSTEE:** Jeffrey I Golden (TR) lwerner@go2.law, jig@trustesolutions.net; kadele@go2.law; C205@ecfbis.com
- **ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.:** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.:** Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **US TRUSTEE:** United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov



Jamie Gallian <jamiegallian@gmail.com>

Pay.gov Payment Confirmation: CACB Online Payments

1 message

notification@pay.gov <notification@pay.gov>

Tue, Oct 22, 2024 at 1:59 PM

To: JAMIEGALLIAN@gmail.com



An official email of the United States government



Your payment has been submitted to the designated government agency through Pay.gov and the details are below. Please note that this is just a confirmation of transaction submission. To confirm that the payment processed as expected, you may refer to your bank statement on the scheduled payment date. If you have any questions or wish to cancel this payment, you will need to contact the agency you paid at your earliest convenience.

Application Name: CACB Online Payments
Pay.gov Tracking ID: 27IM5J5D
Agency Tracking ID: 76862928488

Account Holder Name: JAMIE GALLIAN
Transaction Type: ACH Debit
Transaction Amount: \$286.00
Payment Date: 10/23/2024

Account Type: Personal Checking
Routing Number: 322271627
Account Number: *****7152

Transaction Date: 10/22/2024 04:59:47 PM EDT
Total Payments Scheduled: 1
Frequency: OneTime

Case Number: 8:21-BK-11710-SC
Debtor Name: JAMIE LYNN GALLIAN
Payer Name: JAMIE L GALLIAN
Phone: (714) 321-3449
Email: JAMIEGALLIAN@GMAIL.COM
Description: NOTICE OF APPEAL

THIS IS AN AUTOMATED MESSAGE. PLEASE DO NOT REPLY.



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JAMIE LYNN GALLIAN
16222 Monterey Lane Unit 376
Huntington Beach, CA 92649
714-321-3449
jamiegallian@gmail.com

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

IN RE JAMIE LYNN GALLIAN,

DEBTOR

AMENDED

Case No.: 8:21-bk-11710-SC

OPPOSITION TO [PROPOSED]
PERMANENT INJUNCTION PLACED ON
DEBTORS POST-PETITION ACQUIRED
PERSONAL PROPERTY MANUFACTURED
HOME, HCD DECAL NO. LBM 1081, SERIAL
#AC7V710294GB/GA;
THE PERSONAL PROPERTY
MANUFACTURED HOME HAVING BEEN
ISSUED CERTIFICATE OF TITLE IN THE
NAME OF JMIE LYNN GALLIAN BY HCD
AUGUST 3, 2021, POST-PETITION
DETERMINATION BY ORDER ENTERED BY
THE HONORABLE ERITHE A. SMITH ON
MAY 15, 2024 (DOCKET 394) THE
PROPERTY IS NOT PROPERTY OF
DEBTOR'S ESTATE;
DECLARATION OF JAMIE LYNN GALLIAN IN
SUPPORT OF DISMISSING OSC AS AN
IMPROPER MOTION FILED WITHOUT JUST
CAUSE THE AUTOMATIC STAY IS NO
LONGER IN EFFECT PURSUANT TO 11
U.S.C. § 362(c)(2)(C); SEE COURT ORDER
DOCKET 383 ENTERED OCTOBER 23, 2023

OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
#AC7V710294GB/GA;THE PERSONAL PROPERTY MANUFACTURED HOME HAVING BEEN ISSUED
CERTIFICATE OF TITLE IN THE NAME OF JMIE LYNN GALLIAN BY HCD AUGUST 3, 2021, POST-
PETITION DETERMINATION BY ORDER ENTERED BY THE HONORABLE ERITHE A. SMITH ON MAY
15, 2024 (DOCKET 394) THE PROPERTY IS NOT PROPERTY OF DEBTOR'S ESTATE;DECLARATION OF
JAMIE LYNN GALLIAN IN SUPPORT OF DISMISSING OSC AS AN IMPROPER MOTION FILED
WITHOUT JUST CAUSE THE AUTOMATIC STAY IS NO LONGER IN EFFECT PURSUANT TO 11 U.S.C. §
362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 1

1 **TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY**
2 **JUDGE; CHAPTER 7 TRUSTEE, JEFFREY GOLDEN; UNITED STATES TRUSTEE,**
3 **AND ALL INTERESTED PARTIES:**

4
5 On September 12, 2024, the Chapter 7 Trustee filed an

6 ***“ORDER TO SHOW CAUSE WHY DEBTOR JAMIE LYNN GALLIAN AND***
7 ***JOSEPH ARROYO SHOULD NOT BE FOUND IN CONTEMPT OF COURT.”***
8 **Docket 440.**

9
10 The OSC states the following:

11 Jamie Lynn Gallian (“Debtor”) and Joseph Arroyo must appear and show
12 cause as to why they should not be held in contempt of Court and sanctioned
13 for *willfully violating the Bankruptcy Code by exercising control over property*
14 *of the estate*, interfering with the Trustee’s administration of *property of the estate*
15 and *violating the automatic stay in Debtor’s case*.

16
17 **FINDINGS OF CONTEMPT OF COURT**

18
19 I. To find a party in civil contempt, the movant here, Jeffrey Golden, Chapter 7
20 Trustee, must prove “by clear and convincing evidence that the contemnor[] **violated a [specific**
21 **and definite order] of the court.**” *In re Dyer*, 322 F.3d at 1190-91.

22
23
24
25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
26 ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
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1 The bankruptcy court must also find that the contemnor **“had sufficient notice of [the**
2 **order's] terms and the fact that she would be sanctioned if she did not comply.”**

3 *Hansbrough v. Birdsell (In re Hercules Enters., Inc.)*, 387 F.3d 1024, 1028 (9th Cir. 2004).

4
5
6 The Court must determine whether the contemnor violated [a court order] is not based on
7 subjective beliefs or intent in complying with the order, “but whether in fact [the] conduct
8 complied with the order at issue.” *In re Dyer*, 322 F.3d at 1191 (internal citation omitted); *Yan*
9 *Sui v. Marshack (In re Sui)*, 2016 WL 4063716, at *3–4, 2016 Bankr. LEXIS 2219, at *8-9
10 (B.A.P. 9th Cir. 2016).

11
12 **ORDER TO SHOW CAUSE FILED ON SEPTEMBER 12, 2024, DOCKET 440.**

13 1. The **ORDER TO SHOW CAUSE** filed on September 12, 2024, Docket 440, the
14 Trustee’s OSC did not describe the who, what, where, when, why and how, to give the
15 defendants sufficient Notice in the order of the surrounding details to defendants being charged
16 with contempt:

17
18 The OSC simply stated

19 ***“why they should not be held in contempt of Court and sanctioned***
20 ***for willfully violating the Bankruptcy Code”***

21 The OSC did not provide any facts or state which part of the Bankruptcy Code defendants
22 Gallian and Arroyo violated.

23
24
25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
26 ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 3

1 2. The **ORDER TO SHOW CAUSE** filed on September 12, 2024, Docket 440, goes on to
2 say:

3 ***“by exercising control over the property of the estate,”***

4
5 The OSC [did not] provide specific facts, details, reference to the bankruptcy docket to a specific
6 **ORDER** of this Court, properly served on the Debtor, giving Debtor Notice of an Order within
7 the bankruptcy court record, Case No. 8:21-bk-11710-SC.

8 Further the Trustee did not describe with specific detail [**what estate property**],
9 the Debtor is [**“exercising control over [property of the estate state”]**]

10
11
12 3. The **ORDER TO SHOW CAUSE** filed on September 12, 2024, Docket 440, goes on to
13 further say: **“interfering with the Trustee’s administration of [property of the estate]”**

14
15 Again, the Trustee did not describe in further detail how or what [estate property] is the Debtor
16 **“interfering with the Trustee Administration of [property of the estate.]**
17 [**what property**] does the Trustee believe is Estate Property]

18
19
20 In this case, the Bankruptcy Court on October 6, 2023, entered an ORDER the automatic stay was
21 confirmed pursuant to 11 U.S.C. § 362 (c)(2)(C) by

22
23
24
25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 4

1 A prime function of bankruptcy law is to equitably administer estate assets. The
2 automatic stay, however, **also protects property in which the estate has no interest.** To wit:
3 paragraph (a)(5) of § 362 sets forth that the filing of a "petition . . . operates as a stay [against]
4 any act to create, perfect, or enforce **against property of the debtor** [any lien] to the extent that
5 such lien secures a claim that arose [before] the commencement of the case under this title[.]"
6 (emphasis added).
7

8
9 Over on year ago, on September 13, 2023, Trustee's Counsel filed **Docket No. 377**, entitled:
10 **TRUSTEE'S RESPONSE TO THE MOTION FOR RELIEF FROM THE AUTOMATIC**
11 **STAY FILED BY HOUSER BROS. CO. DBA RANCHO DEL REY MOBLE HOME**
12 **ESTATES. Docket no. 375.**

13
14 The Trustee does not oppose granting the requested relief.....

15
16 **ON OCTOBER 6, 2023, THE COURT ENTERED RELIEF OF STAY ORDER**
17 **DOCKET NO. 383**

18
19 **14. X Other (specify): (1) It is confirmed pursuant to 11 U.S.C. § 362(c)(2)(C) there is no**
20 **automatic stay in effect**, and the language of the "Order Granting Motion for Relief from the
21 Automatic Stay Under 11 U.S.C. § 362," Docket No. 334, does not bar Houser Bros. Co. dba
22 Rancho Del Rey Mobile Home Estates ("Houser Bros.") from seeking to obtain and enforce a
23 judgment for its prepetition claims; (2) Houser Bros. is authorized to proceed to judgment in
24 *Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates v. Jamie Gallian, et al.*, Orange
County Superior Court Case No. 30-2023-01316057-CL-UD-CJC regarding any monetary claim

25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 5

1 against Debtor for amounts attributable to the period before the Bankruptcy Case was filed; and
2 (3) Houser Bros. may not enforce any judgment against property of Debtor's bankruptcy estate.

3
4 Debtor respectfully requests the Court find that based upon the above Order,
5 docket 383, Debtor was informed and believed that no automatic stay existed after Debtor was
6 denied a discharge by the bankruptcy court sustained by the United States District Court.
7

8
9 Additionally, Debtor believes and provided evidence in her Opposition to the Trustee's
10 OSC, that the Honorable Erithe A. Smith determined on December 19, 2022, *docket 273* that the
11 personal property manufactured home [was not] property of the estate. Houser Bros. Co appealed
12 the bankruptcy courts finding.
13

14
15 On May 15, 2024, *docket 394*, the Bankruptcy Court issued its **Remand Order**, again
16 finding that on the date of petition the personal property manufactured home LBM 1081 was not
17 property of the estate because the HCD Registered Owner was J-Sandcastle Co. and the Legal
18 Owners were Ronald J. Pierpont, (Debtor's ex-husband who resides in the manufactured home)
19 [OR] J-Pad, LLC. Houser Bros presented documentation establishing that a HCD Certificate of
20 Title showing Debtor as the new registered owner of the Property was [not] issued until August
21 3, 2021, nearly a month after the Petition Date. See Homestead Motion, Hays Decl. Exh.22 at
22 195. Based on the record presented, by Houser Bros. Co in which the Chapter 7 Trustee joined
23
24
25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 6

1 in on two separate occasions, the Court finds that title to the Property was not transferred to
2 Debtor prior to the Petition Date. Therefore the personal property manufactured home is not part
3 of Debtor's Bankruptcy Estate, even though Debtor argued against them. No further appeals
4 were taken and the Bankruptcy Courts Ordered entered May 15, 2024 is final.
5

6
7 However, the Trustee's real estate broker(s) Coldwell Banker and co-agents Bingham and
8 Friedman, signed a Listing Agreement with the Trustee on or about May 17, 2024, after the
9 Bankruptcy Courts May 15, 2024, Order, finding the property [was not] property of the estate.
10 See Docket 394.
11

12 However, thereafter with the Trustee receiving timely and proper notice of the REMAND
13 ORDER. Docket 394, the Trustee waited until July 1, 2024, to file Trustee's Application to
14 employ a Real Estate Broker and co agents Bingham and Friedman to sell debtors post petition
15 property, docket 395
16


17 11 U.S.C. § 541(a)(6) and (7) (emphasis added). The Trustee seems to be pushing
18 a nonsensical argument confusing property acquired by the debtor and property acquired by the
19 *estate*.

20 The bankruptcy court Judge Erithe A. Smith made a finding that the personal
21 property Skyline manufactured home LBM 1081 was "acquired" by the debtor during the
22 chapter 7 case. The facts put forth in the Courts MOD clearly establish that the manufactured
23 home, was property acquired by the debtor, and not "property of the estate." MOD docket 273.
24

25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
26 ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 7

1 Therefore, Debtor believes that property acquired post-petition is [*generally*] within the
2 bankruptcy estate and that there are **only** two exceptions to this rule, those provided by §
3 541(a)(6) concerning proceeds, product, rents and profits from property *of the estate*. Also the
4 180-day limitation in § 541(a)(5) which places in the estate an interest in particular types of
5 property (inheritances, property settlements, etc.) that would have been property of the estate if
6 such interest had been an interest of the debtor on the date of filing of the petition, and if the
7 debtor acquires or becomes entitled to it within 180 days after such date. The Debtor argued
8 these same points and citation to support, and provided a sworn Declaration Docket 208 and
9 incorporated by reference this document into her Opposition to Trustee's second application.
10
11

12
13 Houser Bros, the Trustee, and joinders simply have the general rule backwards; under §
14 541(a)(1) the general rule is that the estate includes interests of the debtor in property as of the
15 commencement of the case. Houser Bros and the Trustee argued that Debtor was not on title on
16 the Petition date. See Docket 95, Homestead Objection and Trustees joinders. Debtor relies on
17 both provisions (§ 541(a)(5) and (6)) actually exceptions from the general rule; that post-petition
18 acquisitions are property of the debtor-exceptions specially provided to include particular
19 property within the bankruptcy estate.
20

21
22 Dated this 21st day of October 2024. 
23 JAMIE LYNN GALLIAN

24 **DECLARATION OF JAMIE LYNN GALLIAN**

25 OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION
26 ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL
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362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 8

DECLARATION OF JAMIE LYNN GALLIAN

I, JAMIE LYNN GALLIAN, declare under penalty of perjury the following to be true and correct my own personal knowledge. If called upon to testify, I would and could competently testify to the facts stated within.

On October 6, 2023, over 12 months ago, I received Notice of an ORDER entered docket 383, that the automatic stay was no longer in effect pursuant to 11 U.S. C. 362(c)(2)(C) which states:

(c) Except as provided in subsections (d), (e), (f), and (h) of this section--

(1) the stay of an act against property of the estate under subsection (a) of this section continues until such property is no longer property of the estate;

(2) the stay of any other act under subsection (a) of this section continues until the earliest of--

(A) the time the case is closed;

(B) the time the case is dismissed; or

(C) if the case is a case under chapter 7 of this title concerning an individual or a case under chapter 9, 11, 12, or 13 of this title, the time a discharge is granted or **denied**;

A true and correct copy of the Courts Ordered entered October 6, 2023, is attached to the Declaration of Jamie Lynn Gallian. Docket No. 383.

The Debtor should not be subjected to a permanent injunction as a result of the Trustee's ERROR.

SIGNED THIS 21ST DAY OF OCTOBER, 2024, AT HUNTINGTON BEACH, UNDER PENALTY OF PERJURY OF THE LAWS OF THESE UNITED STATES.

Jamie Lynn Gallian

JAMIE LYNN GALLIAN

OPPOSITION TO [PROPOSED] PERMANENT INJUNCTION PLACED ON DEBTORS POST-PETITION ACQUIRED PERSONAL PROPERTY MANUFACTURED HOME, HCD DECAL NO. LBM 1081, SERIAL #AC7V710294GB/GA; THE PERSONAL PROPERTY MANUFACTURED HOME HAVING BEEN ISSUED CERTIFICATE OF TITLE IN THE NAME OF JMIE LYNN GALLIAN BY HCD AUGUST 3, 2021, POST-PETITION DETERMINATION BY ORDER ENTERED BY THE HONORABLE ERITHE A. SMITH ON MAY 15, 2024 (DOCKET 394) THE PROPERTY IS NOT PROPERTY OF DEBTOR'S ESTATE; DECLARATION OF JAMIE LYNN GALLIAN IN SUPPORT OF DISMISSING OSC AS AN IMPROPER MOTION FILED WITHOUT JUST CAUSE THE AUTOMATIC STAY IS NO LONGER IN EFFECT PURSUANT TO 11 U.S.C. § 362(C)(2)(C); SEE COURT ORDER DOCKET 383 ENTERED OCTOBER 23, 2023 - 9

REQUEST FOR JUDICIAL NOTICE

Jamie Lynn Gallian (the “Debtor”) in the bankruptcy estate of Jamie Lynn Gallian (the “Debtor”), requests that the Court take judicial notice of the following facts.

Jamie Lynn Gallian hereby respectfully requests that the Court take judicial notice of the following facts pursuant to Fed. R. Evid. 201(d):

BACKGROUND

1. On or about July 9, 2021 (the “Petition Date”), Jamie Lynn Gallian (the “Debtor”) commenced this case by filing a voluntary petition for relief under Chapter 7 of the Code.

2. On the Petition Date, the registered title owner of the manufactured home located at 16222 Monterey Lane, Space #376, Huntington Beach, California 92649 (“Property”), was vested in J-Sandcastle Co, LLC (“J-Sandcastle”). The Debtor was not on title to the Property on the Petition Date.

3. On the Petition Date, the Property was not subject to any liens on the Personal Property LBM 1081 as the Legal Owners on the Certificate of Title Registered to J--Sandcastle Co were Ronald J. Pierpont [OR] J-Pad, LLC. Legal owner Ronald J. Pierpont executed post petition HCD Lien Satisfied Form 435.6, HCD removed Pierpont and J-Pad LLC as evident August 3, 2021

THE HOMESTEAD EXEMPTION

4. The Debtor claimed an automatic homestead exemption in the Property in the amount of \$600,000 because of her continued residency and her intent to reside since November 1, 2018.

5. On or about May 12, 2022, Houser Bros. Co., dba Rancho Del Rey Mobile Home Estates (“Houser Bros.”), filed its Motion Objecting to Debtor’s Claimed Homestead Exemption (the “Exemption Motion”) (*docket no. 95*). The hearing on the Exemption Motion was held on June 2, 2022 and continued to July 21, 2022. At the continued hearing, the Court granted the Exemption Motion and disallowed any claim of exemption by the Debtor in the Property.

6. On or about July 26, 2022, the Debtor filed the Motion for Reconsideration from the Court’s July 21, 2022 ruling (the “Motion for Reconsideration”) (*docket no. 157*). The order granting the Exemption Motion was thereafter entered on or about August 5, 2022 (*docket no. 177*).

1 The hearing on the Motion for Reconsideration was held on September 22, 2022, and the Court
2 took the matter under submission.

3 7. Thereafter, on or about December 19, 2022, the Court entered its order granting the
4 Debtor's Motion for Reconsideration and determined that the Debtor was entitled to a homestead
5 exemption in the Property in the amount of \$600,000 ("Order Granting the Motion for
6 Reconsideration") (*docket no. 274*).

7 8. On or about December 29, 2022, Houser appealed from the Order Granting the
8 Motion for Reconsideration to the District Court (*docket no. 280*).

9 9. On or about November 1, 2023, the District Court handling the appeal entered an
10 order that reversed and remanded the Order Granting the Motion for Reconsideration on the
11 grounds that the Court failed to issue findings regarding the Debtor's interest in the Property
12 "including whether "Gallian ever acquired (and retained) an equitable interest in the Property" (the
13 "Reconsideration Order") (*docket no. 387*).

14 10. On or about May 15, 2024, the Court entered its order regarding the Reconsideration
15 Order (the "Remand Order ") (*docket no. 393*). The Remand Order again found "that Debtor held a
16 sufficient equitable interest in the Property to claim an automatic homestead exemption under Cal.
17 Civ. Proc. Code § 704.720(a)."

18 11. Houser Bros did not pursue any further appeal from the Remand Order and it is now
19 final.

20 Signed this 21st day of October 2024 at Huntington Beach, CA

21 
22 Jamie Lynn Gallian

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com LAILA MASUD, #311731 lmasud@marshackhays.com BRADFORD N. BARNHARDT, #328705 bbarnhardt@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, CA 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778</p> <p><input checked="" type="checkbox"/> Attorney for Movant <input type="checkbox"/> Movant appearing without an attorney</p>	<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"><p>FILED & ENTERED</p><p>OCT 06 2023</p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY bolte DEPUTY CLERK</p></div> <p>CHANGES MADE BY COURT</p>
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – <u>SANTA ANA</u> DIVISION</p>	
<p>In re:</p> <p>JAMIE LYNN GALLIAN,</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:21-bk-11710-SC CHAPTER: 7</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"><p>ORDER GRANTING MOTION FOR RELIEF FROM STAY UNDER 11 U.S.C. § 362 (UNLAWFUL DETAINER)</p></div> <p>DATE: September 27, 2023 TIME: 10:00 a.m. COURTROOM: 5C PLACE: 411 West Fourth Street Santa Ana, CA 92701-4593</p>
<p>Movant: HOUSER BROS. CO. dba RANCHO DEL REY MOBILE HOME ESTATES</p>	

1. The Motion was: ☐ Opposed ☒ Unopposed* ☐ Settled by stipulation
*Debtor appeared at the hearing.
2. This order applies to the following real property (Property):
Type of property: ☒ Residential ☐ Nonresidential
Street Address: 16222 Monterey Lane
Unit/Suite number: Space 376
City, State, Zip Code: Huntington Beach, CA 92649
3. The Motion is granted under:
 - a. ☐ 11 U.S.C. § 362(d)(1)
 - b. ☐ 11 U.S.C. § 362(d)(2)


- c. ☐ 11 U.S.C. § 362(d)(4). The filing of the bankruptcy petition was part of a scheme to hinder, delay, or defraud creditors that involved:
- (1) ☐ The transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval; and/or
 - (2) ☐ Multiple bankruptcy cases affecting the Property.
 - (3) ☐ The court ☐ makes ☐ does not make ☐ cannot make a finding that the Debtor was involved in this scheme.
 - (4) If recorded in compliance with applicable state laws governing notices of interests or liens in real property, this order is binding in any other case under this title commenced by or against any debtor who claims any interest in the Property purporting to affect such real property filed not later than 2 years after the date of the entry of this order by the court, except that a debtor in a subsequent case under this title may move for relief from this order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local government unit that accepts notices of interests or liens in real property shall accept any certified copy of this order for indexing and recording.
4. ☐ As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
- a. ☐ Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. ☐ Modified or conditioned as set forth in Exhibit _____ to this order.
 - c. ☐ Annulled retroactive to the bankruptcy petition date. Any postpetition acts taken by or at the request of the Movant to enforce its remedies regarding the Property, including without limitation entry of any order, judgment or writ, do not constitute a violation of the stay.
5. ☐ Movant may enforce its remedies to obtain possession of the Property, including lockout, in accordance with applicable nonbankruptcy law, but may not pursue any monetary claim against the Debtor or property of the estate for amounts attributable to the period before the bankruptcy was filed except by filing a proof of claim pursuant to 11 U.S.C. § 501.
6. ☐ Movant shall not cause the Debtor to be locked out before (date) _____.
7. ☐ The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. ☒ The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
10. ☐ This order is binding in any other bankruptcy case commenced by or against any debtor who claims any interest in the Property, or purporting to affect the Property filed not later than 2 years after the date of entry of this order, except that a debtor in a subsequent case may move for relief from this order based upon changed circumstances or for good cause shown, after notice and hearing.
11. ☐ This order is binding and effective in any bankruptcy commenced by or against the Debtor for a period of 180 days from the hearing of this Motion.
12. ☐ This order is binding and effective in *any* bankruptcy commenced by or against *any* debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
 - b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.

13. ☐ A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy case concerning the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
- b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.

14. ☒ Other (*specify*): (1) It is confirmed pursuant to 11 U.S.C. § 362(c)(2)(C) there is no automatic stay in effect, and the language of the "Order Granting Motion for Relief from the Automatic Stay Under 11 U.S.C. § 362," Docket No. 334, does not bar Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ("Houser Bros.") from seeking to obtain and enforce a judgment for its prepetition claims; (2) Houser Bros. is authorized to proceed to judgment in *Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates v. Jamie Gallian, et al.*, Orange County Superior Court Case No. 30-2023-01316057-CL-UD-CJC regarding any monetary claim against Debtor for amounts attributable to the period before the Bankruptcy Case was filed; and (3) Houser Bros. may not enforce any judgment against property of Debtor's bankruptcy estate.

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Date: October 6, 2023


Scott C. Clarkson
United States Bankruptcy Judge

WESTLAW CLASSIC

United States Code Annotated Title 11. Bankruptcy (Refs & Annos)



§ 362. Automatic stay

11 USCA § 362 | United States Code Annotated | Title 11. Bankruptcy | Effective: October 30, 2020 (Approx. 13 pages)



Unconstitutional or Preempted Prior Version's Limitation Recognized by [In re Medical Care Management Co.](#) Bkrtcy.M.D.Tenn. Jan. 02, 2003



Proposed Legislation

Effective: October 30, 2020

11 U.S.C.A. § 362

§ 362. Automatic stay

[Currentness](#)

(a) Except as provided in subsection (b) of this section, a petition filed under [section 301](#), [302](#), or [303](#) of this title, or an application filed under section 5(a)(3) of the Securities Investor Protection Act of 1970, operates as a stay, applicable to all entities, of--

(1) the commencement or continuation, including the issuance or employment of process, of a judicial, administrative, or other action or proceeding against the debtor that was or could have been commenced before the commencement of the case under this title, or to recover a claim against the debtor that arose before the commencement of the case under this title;

(2) the enforcement, against the debtor or against property of the estate, of a judgment obtained before the commencement of the case under this title;

(3) any act to obtain possession of property of the estate or of property from the estate or to exercise control over property of the estate;

(4) any act to create, perfect, or enforce any lien against property of the estate;

(5) any act to create, perfect, or enforce against property of the debtor any lien to the extent that such lien secures a claim that arose before the commencement of the case

other transfer obligation arising under or in connection with 1 or more such master netting agreements to the extent that such participant is eligible to exercise such rights under paragraph (6), (7), or (17) for each individual contract covered by the master netting agreement in issue;

(28) under subsection (a), of the exclusion by the Secretary of Health and Human Services of the debtor from participation in the medicare program or any other Federal health care program (as defined in section 1128B(f) of the Social Security Act pursuant to title XI or XVIII of such Act); and

(29) under subsection (a)(1) of this section, of any action by--

(A) an amateur sports organization, as defined in [section 220501\(b\) of title 36](#), to replace a national governing body, as defined in that section, under section 220528 of that title; or

(B) the corporation, as defined in [section 220501\(b\) of title 36](#), to revoke the certification of a national governing body, as defined in that section, under section 220521 of that title.

The provisions of paragraphs (12) and (13) of this subsection shall apply with respect to any such petition filed on or before December 31, 1989.

(c) Except as provided in subsections (d), (e), (f), and (h) of this section--

(1) the stay of an act against property of the estate under subsection (a) of this section continues until such property is no longer property of the estate;

(2) the stay of any other act under subsection (a) of this section continues until the earliest of--

(A) the time the case is closed;

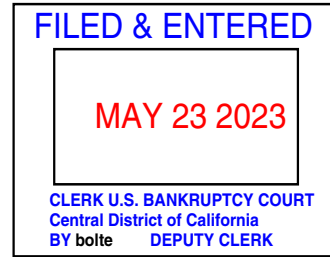
(B) the time the case is dismissed; or

(C) if the case is a case under chapter 7 of this title concerning an individual or a case under chapter 9, 11, 12, or 13 of this title, the time a discharge is granted or denied;

(3) if a single or joint case is filed by or against a debtor who is an individual in a case under chapter 7, 11, or 13, and if a single or joint case of the debtor was pending within the preceding 1-year period but was dismissed, other than a case refiled under a chapter other than chapter 7 after dismissal under [section 707\(b\)](#)--

(A) the stay under subsection (a) with respect to any action taken with respect to a debt or property securing such debt or with respect to any lease shall terminate with respect to the debtor on the 30th day after the filing of the later case;

(B) on the motion of a party in interest for continuation of the automatic stay and upon notice and a hearing, the court may extend the stay in particular cases as to any or all creditors (subject to such conditions or limitations as the court may then impose) after



**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION**

In re:

Jamie Lynn Galian,

Debtor(s).

Case No.: 8:21-bk-11710-SC

CHAPTER 7

Adv No: 8:21-ap-01097-SC

- (1) ORDER DENYING MOTION TO
AMEND AND VACATING HEARING;
(2) MEMORANDUM DECISION AFTER
TRIAL REGARDING §727 CLAIMS;
AND
(3) SETTING STATUS CONFERENCE
ON REMAINING § 523 CLAIMS**

Houser Bros. Co., dba Rancho Del Rey
Mobile Home Estates,

Plaintiff(s),

v.

Jamie Lynn Galian,

Defendant(s).

§727 Trial:

Date: April 26, 2023

Time: 9:30 a.m.

Courtroom: 5C


1 She has not met her burden. Therefore, Plaintiff is entitled to judgment against
2 Defendant on its § 727(a)(5) cause of action.

3 **IV. Conclusion**

4 For the reasons more fully explained herein, the Court finds good cause to enter
5 the following order DENYING the Motion to Amend, VACATING the hearing on the
6 Motion to Amend, and finding in favor of Plaintiff and against Defendant pursuant to 11
7 U.S.C. §§727(a)(2)(A), (a)(4), and (a)(5). Judgment, however, cannot yet be issued as
8 there remain pending § 523 claims. Accordingly, the Court hereby sets a status
9 conference on June 27, 2023, at 1:30 p.m., with a status report due 14 days in advance.
10 The status report must advise the Court how the parties wish to proceed in light of the
11 issuance of this Memorandum Decision.

12 **IT IS SO ORDERED.**

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25 Date: May 23, 2023


Scott C. Clarkson
United States Bankruptcy Judge

1. The Motion was: ☒ Opposed ☐ Unopposed ☐ Settled by stipulation

2. The Motion affects the following Nonbankruptcy Action:

Name of Nonbankruptcy Action: Randall L. Nickel v The Huntington Beach Gables HOA, et al.

Docket number: 30-2020-01163055-CU-OR-CJC

Nonbankruptcy court or agency where the Nonbankruptcy Action is pending: Superior Court of California - County of Orange - Central Justice Center

3. The Motion is granted under 11 U.S.C. § 362(d)(1).
4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
 - a. ☒ Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. ☐ Modified or conditioned as set forth in Exhibit _____ to the Motion.
 - c. ☐ Annulled retroactively to the bankruptcy petition date. Any postpetition acts taken by Movant to enforce its remedies regarding the nonbankruptcy action do not constitute a violation of the stay.
5. **Limitations on Enforcement of Judgment:** Movant may proceed in the nonbankruptcy forum to final judgment (including any appeals) in accordance with applicable nonbankruptcy law. Movant is permitted to enforce its final judgment only by (*specify all that apply*):
 - a. ☐ Collecting upon any available insurance in accordance with applicable nonbankruptcy law.
 - b. ☐ Proceeding against the Debtor as to property or earnings that are not property of this bankruptcy estate.
6. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
7. ☐ The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. ☒ The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. ☐ This order is binding and effective in any bankruptcy case commenced by or against the Debtor for a period of 180 days, so that no further automatic stay shall arise in that case as to the nonbankruptcy action.
10. ☐ This order is binding and effective in any future bankruptcy case, no matter who the debtor may be, without further notice.
11. ☒ Other (*specify*): The Court's tentative ruling on the Motion was adopted as the final ruling and is attached.

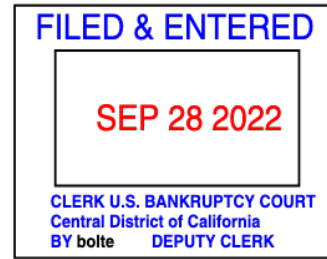
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Date: July 31, 2023


Scott C. Clarkson
United States Bankruptcy Judge

ERIC P. ISRAEL (State Bar No. 132426)
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AARON E. DE LEEST (State Bar No. 216832)
adeleest@DanningGill.com
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Telephone: (310) 277-0077
Facsimile: (310) 277-5735

Attorneys for Jeffrey I. Golden,
Chapter 7 Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re

JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC
Chapter 7

**ORDER DENYING APPLICATION OF
THE CHAPTER 7 TRUSTEE TO
EMPLOY REAL ESTATE BROKER
COLDWELL BANKER REALTY AND
AGENTS WILLIAM FRIEDMAN AND
GREG BINGHAM PURSUANT TO 11
U.S.C. §§ 327 AND 328 WITHOUT
PREJUDICE**

Date: September 13, 2022
Time: 11:00 a.m.
Place: Courtroom "5C"
411 W. 4th Street
Santa Ana, California 92701

On September 13, 2022 at 11:00 a.m., there came before the United States Bankruptcy Court for the Central District of California, Santa Ana Division, the Honorable Scott C. Clarkson, United States Bankruptcy Judge, presiding, a hearing on the *Trustee's Application to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman and Greg Bingham Pursuant to 11 U.S.C. §§ 327 and 328* (docket no. 162) (the "Application") filed by Jeffrey I. Golden, Chapter 7 Trustee (the "Trustee"). Aaron E. de Leest of Danning, Gill, Israel & Krasnoff, LLP, appeared for the Trustee, who also appeared. Robert P. Goe of Goe

1 Forsythe & Hodges LLP, appeared for Huntington Beach Gables Homeowners Association. The
2 Debtor appeared in pro per. There were no other appearances.


3 The Court having read and considered the Application, the Debtor's opposition to the
4 Application (*docket no. 208*), the Trustee's reply to the Debtor's opposition (*docket no. 219*), and
5 the HOA's joinder in the Trustee's reply (*docket no. 221*), having heard the oral statements of the
6 Debtor, the Trustee, and counsel at the hearing, and for the reasons set forth by the Court on the
7 record at the hearing, it is hereby

8 ORDERED THAT:

9 1. The Application is denied, without prejudice.

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24 Date: September 28, 2022


Scott C. Clarkson
United States Bankruptcy Judge

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021	

Addressee

RONALD J PIERPONT
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT
JPAD LLC
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 08/20/20 11:58:00

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS



Title Search

Date Printed: Jul 27, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 02/24/2021

Last Reg Card: Pending Reg Card

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Legal Owner:

JPAD LLC
RONALD J PIERPONT
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 02/25/21 10:11:00

Title Searches:

JANINE JASSO
PO BOX 370161
EL PASO, TX 79937

Title File No: LBM1081

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name	Trade Name	Model		DOM	DFS	RY
90002 SKYLINE HOMES INC	CUSTOM VILLA			05/29/2014	07/28/2014	
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Aug 03, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

I hereby certify that this copy is a true and correct copy of
the original document on file with the Department of
Housing & Community Development.



Signature

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 2

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 03, 2021	

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS
CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE
DATE INDICATED ABOVE IN THE BOX LABELED
"Exp. Date". THERE ARE SUBSTANTIAL
PENALTIES FOR DELINQUENCY. IF YOU DO NOT
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS
PRIOR TO THE EXPIRATION DATE, CONTACT
H.C.D. FOR RENEWAL INSTRUCTIONS.

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 1

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

GAVIN NEWSOM, Governor



Title Search

Date Printed: Aug 8, 2024

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC - CLOSED	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date:	08/12/2021
Last Reg Card:	08/12/2021
Sale/Transfer Info:	Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Title Searches:

CHRIS HOUSER
16222 MONTEREY LN OFC
HUNTINGTON BEACH, CA 92649

Title File No: None

END OF TITLE SEARCH

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
16222 MONTEREY LANE UNIT 375 HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled: DECL. OF JAMIE GALLIAN, RJN will be served or was served
(a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On OCTOBER 22, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

☒ **2. SERVED BY UNITED STATES MAIL:** On September 23 2024, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on , I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

☐

October 22, 2024
Date

Joseph Clark
Printed Name

Joseph Clark
Signature

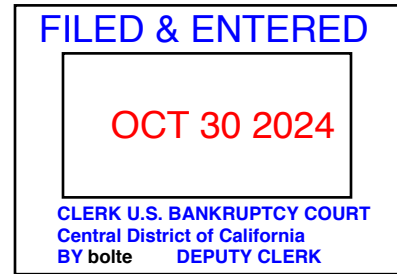
This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.:** Bradford Barnhardt bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, kfrederick@ecf.courtdrive.com
- **CHAPTER 7 TRUSTEE:** Jeffrey I Golden (TR) lwerner@go2.law, jig@trustesolutions.net; kadele@go2.law; C205@ecfcbis.com
- **ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.:** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR PLAINTIFF HOUSER BROS. CO.:** Laila Masud lmasud@marshackhays.com, lmasud@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **US TRUSTEE:** United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

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Attorneys for Jeffrey I. Golden,
Chapter 7 Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**ORDER ON ORDER TO SHOW CAUSE
WHY DEBTOR JAMIE LYNN GALLIAN
AND JOSEPH ARROYO SHOULD NOT
BE FOUND IN CONTEMPT OF COURT**

Date: October 22, 2024
Time: 1:00 p.m.
Place: Courtroom "5C"
411 W. 4th Street
Santa Ana, California 92701

On September 12, 2024, the Court issued its Order to Show Cause Why Debtor Jamie Lynn Gallian and Joseph Arroyo Should Not be Found in Contempt of Court (*docket no. 440*) (the "OSC") for violating the Court's order issued on the record during the hearing held on August 27, 2024, prohibiting her from interfering with the Trustee's efforts to market and sell her residence commonly known as 16222 Monterey Lane, Space 376, Huntington Beach, California (the "Property"). Specifically, during the hearing held on August 27, 2024, at 1:30 p.m., Debtor agreed on the record, and the Court ordered, that she comply with her duty under the Bankruptcy Code to cooperate with the Trustee's efforts to list, market, and sell the Property, and that she grant access to the Property to the Trustee or his real estate broker as needed on 24 hours' oral notice via her cell phone.

1 The OSC provided, among other things, that Jamie Lynn Gallian (the “Debtor”) was to file
2 any response to the OSC by September 24, 2024, and the Trustee’s reply, if any, was due by
3 October 1, 2024, with the hearing thereon scheduled for October 15, 2024, at 11:00 a.m.

4 On September 24, 2024, Jamie Lynn Gallian (the “Debtor”) filed her e-signed Declaration
5 in response (*docket no. 452*, and refiled at *docket nos. 453 and 455*) (collectively the
6 “Declaration”), and Jeffrey I. Golden as Chapter 7 trustee for the Debtor’s estate, filed his reply
7 (*docket no. 456*) and the Trustee’s request to strike the Declaration as being unsigned and not
8 presented under penalty of perjury (*docket no. 457*).

9 On October 3, 2024, the Court entered its Order Continuing Hearing and Requiring Service
10 (*docket no. 460*), continuing the hearing on the OSC to October 22, 2024, at 11:00 a.m. The
11 Trustee duly filed and served notice thereof on October 4, 2024 (*docket no. 463*).

12 The Court having read and considered the pleadings above, and all of the other pleadings in
13 the Debtor’s case, having heard the oral arguments of counsel and the Debtor on the record during
14 the hearing held on October 15, 2024, the Court finds that the Debtor has admitted to having listed
15 and marketed the Property, both through Joseph Arroyo and on her own on Zillow.com¹, in
16 violation of her duties under as a Debtor, including without limitation under 11 U.S.C. § 521(a)(3),
17 in violation of her agreement and the Court’s order on the record during the August 27, 2024,
18 hearing, and in violation of the automatic stay, including without limitation under 11 U.S.C.
19 § 362(a)(3).

20 During the hearing on October 22, 2024, the Debtor again agreed, and the Court again
21 ordered that she specifically afford access to the Property to the Trustee’s real estate broker on
22 October 23, 2024, at 4:30 p.m., and to continue to cooperate with the Trustee and his brokers by
23 permitting access on 24 hours’ oral notice as previously agreed and ordered.

24 Throughout the hearing, the Debtor continually interrupted the Court and counsel. Although
25 she was admonished to stop interrupting the proceedings, she failed and refused to comply with the
26

27 ¹ Debtor stated on the record that she had listed the Property on Zillow, was working with a broker (Mr. Arroyo) and
28 was getting “probably 50 calls a day.” Transcript of August 27, 2024 hearing at 2:05:18 p.m.

1 Court's instructions. Immediately prior to the conclusion of the hearing, the Court had to have the
2 Debtor's Zoom connection terminated to protect the integrity of the Court's orders and the decorum
3 of the proceedings.

4 For the reasons set forth above and on the record during the hearing, the Court enters its
5 order as follows: it is

6 ORDERED THAT:

7 1. Jamie Lynn Gallian is ordered to cease (a) exercising control over property of this
8 estate including all efforts to market, sell, or otherwise transfer or encumber the Property,
9 (b) interfering with the Trustee's administration of property of the estate or taking any action to
10 damage property of the estate, (c) violating the automatic stay set forth in 11 U.S.C. § 362(a) in any
11 manner, and (d) violating her duties under 11 U.S.C. § 521(a).

12 2. Jamie Lynn Gallian is ordered to appear at the Property on October 23, 2024, at 4:30
13 p.m., and to cooperate with the Trustee and his real estate broker in all respects including, without
14 limitation, by providing access to the Property in order to inspect, take pictures, and conduct any
15 other efforts needed for the Trustee and his real estate broker to list, market, and sell the Property.

16 3. Until otherwise ordered, Jamie Lynn Gallian is ordered to take all actions necessary
17 to provide the Trustee and/or his real estate broker access to the Property on 24 hours' oral notice
18 to her via her cell phone without regard to whether she will be physically present at the Property.

19 4. If Jamie Lynn Gallian fails to comply with this order, she will be in civil contempt
20 of this order and may be subjected to further orders of the Court to coerce her to purge her
21 contempt and to comply with the Court's orders including, but not limited to, being fined,
22 incarcerated through an order of body detention, and/or removed from the Property by the U.S.
23 Marshal Service or other authorized agent.

24 5. The OSC is vacated as to Joseph Arroyo.


25 6. The hearing on the OSC is continued to November 5, 2024, at 11:00 a.m., in
26 Courtroom 5C located at 411 W. Fourth Street, Santa Ana, California 92701-4593. The purpose of
27 the hearing will be to determine if the Debtor is in compliance or violation of any of the Court's
28 orders. Although the Debtor was at the October 22, 2024, hearing and is aware of the continued

1 hearing date, the Trustee shall give notice of the continued hearing and entry of this order via
2 United States mail.

3 7. The Trustee shall file a status report before the hearing, reporting on whether the
4 Debtor has complied with this order and cooperated with the Trustee.

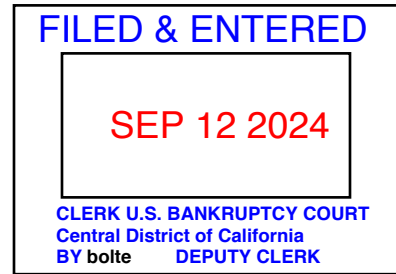
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24 Date: October 30, 2024


Scott C. Clarkson
United States Bankruptcy Judge

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Attorneys for Jeffrey I. Golden,
Chapter 7 Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**ORDER TO SHOW CAUSE WHY
DEBTOR JAMIE LYNN GALLIAN AND
JOSEPH ARROYO SHOULD NOT BE
FOUND IN CONTEMPT OF COURT**

Date: August 27, 2024
Time: 1:30 p.m.
Place: Courtroom "5C"
411 W. 4th Street
Santa Ana, California 92701

On August 27, 2024, at 1:30 p.m., the Court conducted hearings in this case, at which the parties were present as noted on the record. The Court, having reviewed and considered the Trustee's Reply Memorandum of Points and Authorities in Support of Application to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman and Greg Bingham Pursuant to 11 U.S.C. Sections 327 and 328 (*docket no. 408*), filed by Jeffrey I. Golden the Chapter 7 trustee herein (the "Trustee"), and the Debtor's statements on the record at the hearings on August 27, 2024, at 1:30 p.m., including that she and Joseph Arroyo had listed the manufactured home commonly known as 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, finds good cause to order as follows:

District/off: 0973-8

User: admin

Page 2 of 2

Date Rcvd: Oct 23, 2024

Form ID: pdf042

Total Noticed: 1

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kmurphy@goeforlaw.com

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on behalf of Creditor The Huntington Beach Gables Homeowners Association biskander@goeforlaw.com
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D Edward Hays

on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ehays@marshackhays.com
ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays

on behalf of Interested Party Courtesy NEF ehays@marshackhays.com
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Eric P Israel

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lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Laila Masud

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on behalf of Interested Party Courtesy NEF lmasud@marshackhays.com
lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Mark A Mellor

on behalf of Interested Party Courtesy NEF mail@mellorlawfirm.com mellormr79158@notify.bestcase.com

Mark A Mellor

on behalf of Defendant Randall L Nickel mail@mellorlawfirm.com mellormr79158@notify.bestcase.com

Robert P Goe

on behalf of Creditor The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

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rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

Robert P Goe

on behalf of Plaintiff The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com
rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com

Shantal Malmed

on behalf of Trustee Jeffrey I Golden (TR) shantal.malmed@gmlaw.com cheryl.caldwell@gmlaw.com

Shantal Malmed

on behalf of Plaintiff Jeffrey I. Golden shantal.malmed@gmlaw.com cheryl.caldwell@gmlaw.com

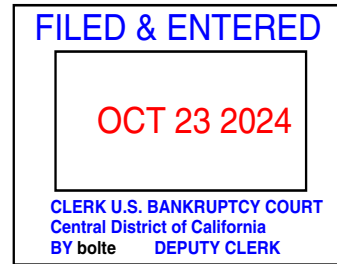
United States Trustee (SA)

ustpregion16.sa.ecf@usdoj.gov

Valerie Smith

on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

TOTAL: 23



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA, SANTA ANA DIVISION

In re:

Jamie Lynn Gallian,

Debtor(s).

Case No.: 8:21-bk-11710-SC


CHAPTER 7

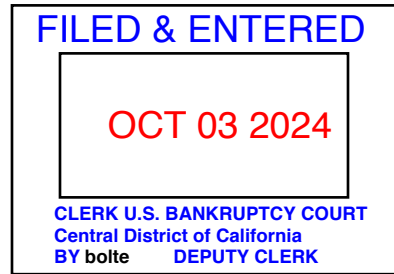
**STANDING ORDER REQUIRING
PERSONAL APPEARANCES**

The Court, in consideration of the discussion on the record during the October 22, 2024 hearing, Jamie Lynn Gallian's continuous disruption on the record, and the docket as a whole, finds good cause to issue a standing order requiring Jamie Lynn Gallian's personal appearance for all matters. Absent further Court approval, virtual or telephonic appearances are not permitted by Jamie Lynn Gallian.

IT IS SO ORDERED.

Date: October 23, 2024


Scott C. Clarkson
United States Bankruptcy Judge



**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION**

In re:

Jamie Lynn Gallian,

Debtor(s).

Case No.: 8:21-bk-11710-SC

CHAPTER 7

**ORDER CONTINUING HEARING AND
REQUIRING SERVICE**

New Date/Time:

Date: October 15, 2024

Time: 11:00 AM

Courtroom: 5C


The hearing on the Court's order requiring Jamie Lynn Gallian and Joseph Arroyo to appear and show cause as to why they should not be held in contempt and sanctioned for willfully violating the Bankruptcy Code entered September 12, 2024, and set for hearing on October 15, 2024, is hereby CONTINUED to October 22, 2024, at 11:00 a.m.

///

1 Trustee is to serve a copy of this order on Jamie Lynn Gallian and Joseph Arroyo
2 and file a proof of service within forty-eight hours of entry of this order.

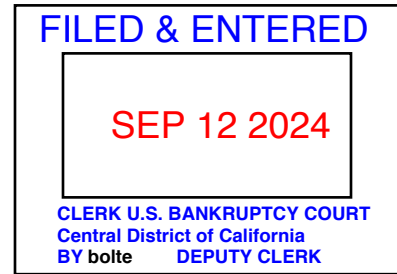
3 **IT IS SO ORDERED.**

25 Date: October 3, 2024

24 
25 Scott C. Clarkson
26 United States Bankruptcy Judge

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Attorneys for Jeffrey I. Golden,
Chapter 7 Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

**ORDER TO SHOW CAUSE WHY
DEBTOR JAMIE LYNN GALLIAN AND
JOSEPH ARROYO SHOULD NOT BE
FOUND IN CONTEMPT OF COURT**

Date: August 27, 2024
Time: 1:30 p.m.
Place: Courtroom "5C"
411 W. 4th Street
Santa Ana, California 92701

On August 27, 2024, at 1:30 p.m., the Court conducted hearings in this case, at which the parties were present as noted on the record. The Court, having reviewed and considered the Trustee's Reply Memorandum of Points and Authorities in Support of Application to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman and Greg Bingham Pursuant to 11 U.S.C. Sections 327 and 328 (*docket no. 408*), filed by Jeffrey I. Golden the Chapter 7 trustee herein (the "Trustee"), and the Debtor's statements on the record at the hearings on August 27, 2024, at 1:30 p.m., including that she and Joseph Arroyo had listed the manufactured home commonly known as 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649, finds good cause to order as follows:

1 1. Jamie Lynn Gallian (“Debtor”) and Joseph Arroyo must appear and show cause as
2 to why they should not be held in contempt of Court and sanctioned for willfully violating the
3 Bankruptcy Code by exercising control over property of the estate, interfering with the Trustee’s
4 administration of property of the estate and violating the automatic stay in Debtor’s case.

5 2. The hearing on this Order to Show Cause will take place on October 15, 2024, at
6 11:00 a.m. in Courtroom 5C located at 411 W. Fourth Street, Santa Ana, California 92701-4593.

7 3. Jamie Lynn Gallian and Joseph Arroyo must file with the Court and serve on the
8 Trustee their written responses to this Order to Show Cause, if any, by no later than September 24,
9 2024. Any response not timely filed may be deemed waived.


10 4. The Trustee must file with the Court and serve on Jamie Lynn Gallian and Joseph
11 Arroyo any reply to their response(s) by not later than October 1, 2024.

12 5. The Trustee is to serve a copy of this order upon Jamie Lynn Gallian and Joseph
13 Arroyo by no later than forty-eight hours after its entry and file an appropriate proof of service
14 within seventy-two hours.

15 **IT IS SO ORDERED.**

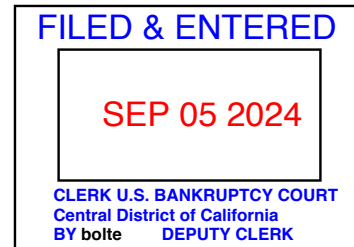
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Scott C. Clarkson
United States Bankruptcy Judge

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Attorneys for Jeffrey I. Golden,
Chapter 7 Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re

JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC
Chapter 7

**ORDER GRANTING TRUSTEE'S
APPLICATION TO EMPLOY REAL
ESTATE BROKER COLDWELL
BANKER REALTY AND AGENTS
WILLIAM FRIEDMAN AND GREG
BINGHAM PURSUANT TO 11 U.S.C.
§§ 327 AND 328 (DOCKET NO. 395)**

Date: August 27, 2024
Time: 1:30 p.m.
Place: Courtroom "5C"
411 W. 4th Street
Santa Ana, CA

On August 27, 2024, at 1:30 p.m., there came before the Court for hearing the *Trustee's Application to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman and Greg Bingham Pursuant to 11 U.S.C. §§ 327 and 328 (docket no. 395)* (the "Application") filed by Jeffrey I. Golden, the Chapter 7 trustee herein (the "Trustee"), the Honorable Scott C. Clarkson, United States Bankruptcy Judge, presiding. Appearing for the Trustee was Eric P. Israel of Danning, Gill, Israel & Krasnoff, LLP; the Trustee appeared; the Debtor appeared in pro per; and Ed Hays of Marshack Hays LLP appeared for Houser Brothers Co. ("Houser"). No other appearances were made.


The Court having read and considered the Application, the Debtor's opposition to the Application (*docket nos. 401, 402 and 403*), the Trustee's reply thereto (*docket no. 408*), the Notice of Joinder filed by Houser in the Application (*docket no. 409*), having heard the oral statements at the hearing including by the Debtor, the Trustee's counsel, and the Trustee's real estate broker, Greg Bingham (the "Trustee's Broker"), and for the reasons set forth by the Court on the record at the hearing, it is hereby

ORDERED THAT:

1. The Application is granted in its entirety.
2. The Trustee is authorized to employ Coldwell Banker Realty ("Broker") and its agents William Friedman and Greg Bingham as the bankruptcy estate's real estate agents herein pursuant to the terms and conditions set forth in the Application.
3. The Trustee is authorized to enter into the exclusive listing agreement with the Broker upon the terms and conditions set forth in the Application.
4. The Trustee is authorized to extend, modify (except no increase as to commission), or terminate the agreement, in his sole discretion, without further notice or approval of the Court.
5. The Debtor shall afford the Trustee's Broker unimpeded access to the Property upon 24 hours' advance notice to her cell phone.

###

Date: September 5, 2024


Scott C. Clarkson
United States Bankruptcy Judge

In re:
Jamie Lynn Gallian
Debtor

Case No. 21-11710-SC
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0973-8 User: admin Page 1 of 2
Date Rcvd: May 15, 2024 Form ID: pdf042 Total Noticed: 1

The following symbols are used throughout this certificate:
Symbol Definition
+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 17, 2024:
NONE

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
db	+ Email/PDF: jamiegallian@gmail.com	May 16 2024 00:12:00	Jamie Lynn Gallian, 16222 Monterey Ln Unit 376, Huntington Beach, CA 92649-2258

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.
NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 17, 2024 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 15, 2024 at the address(es) listed below:	
Name	Email Address
Aaron E. DE Leest	on behalf of Plaintiff Jeffrey I. Golden adeleest@DanningGill.com danninggill@gmail.com;adeleest@ecf.inforuptcy.com
Aaron E. DE Leest	on behalf of Trustee Jeffrey I Golden (TR) adeleest@DanningGill.com danninggill@gmail.com;adeleest@ecf.inforuptcy.com
Bradford Barnhardt	on behalf of Plaintiff Houser Bros. Co. bbarnhardt@marshackhays.com bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com
Bradford Barnhardt	on behalf of Interested Party Courtesy NEF bbarnhardt@marshackhays.com bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com
Brandon J. Iskander	

District/off: 0973-8

User: admin

Page 2 of 2

Date Rcvd: May 15, 2024

Form ID: pdf042

Total Noticed: 1

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kmurphy@goeforlaw.com

Brandon J. Iskander

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kmurphy@goeforlaw.com

D Edward Hays

on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ehays@marshackhays.com
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D Edward Hays

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ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays

on behalf of Plaintiff Houser Bros. Co. ehays@marshackhays.com
ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

Eric P Israel

on behalf of Trustee Jeffrey I Golden (TR) eisrael@danninggill.com danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Jeffrey I Golden (TR)

lwerner@go2.law jig@trustesolutions.net;kadele@go2.law;C205@ecfcbis.com

Laila Masud

on behalf of Plaintiff Houser Bros. Co. lmasud@marshackhays.com
lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com

Laila Masud

on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates lmasud@marshackhays.com
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Laila Masud

on behalf of Interested Party Courtesy NEF lmasud@marshackhays.com
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Mark A Mellor

on behalf of Interested Party Courtesy NEF mail@mellorlawfirm.com mellormr79158@notify.bestcase.com

Mark A Mellor

on behalf of Defendant Randall L Nickel mail@mellorlawfirm.com mellormr79158@notify.bestcase.com

Robert P Goe

on behalf of Creditor The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com
rgoe@goeforlaw.com;goeforecf@gmail.com

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rgoe@goeforlaw.com;goeforecf@gmail.com

Robert P Goe

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rgoe@goeforlaw.com;goeforecf@gmail.com

Shantal Malmed

on behalf of Trustee Jeffrey I Golden (TR) smalmed@danninggill.com

Shantal Malmed

on behalf of Plaintiff Jeffrey I. Golden smalmed@danninggill.com

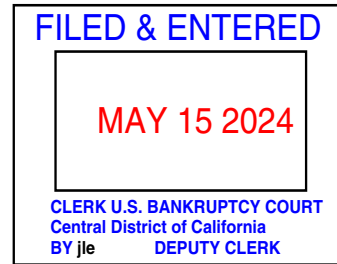
United States Trustee (SA)

ustpregion16.sa.ecf@usdoj.gov

Valerie Smith

on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

TOTAL: 23



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re

JAMIE LYNN GALLIAN

Debtor,

8:23-CV-00001-DSF
Case No. 8:21-bk-11710-SC

Chapter: 7

**ORDER REGARDING “ORDER
REVERSING THE ORDER OF THE
BANKRUPTCY COURT AND
REMANDING FOR FURTHER
PROCEEDINGS” ENTERED BY THE
DISTRICT COURT ON NOVEMBER 1,
2023**

On December 29, 2022, Houser Bros. Co. dba Rancho Del Rey Mobile Estates (“Houser Bros.”) appealed this Court’s Order Granting Debtor’s Motion for Reconsideration of the Court’s August 5, 2022 Order Sustaining Objection to Debtor’s Homestead Exemption entered on December 19, 2022 (“Reconsideration Order”) in the above referenced bankruptcy case. Houser Bros. elected to have its appeal heard by the United States District Court (“District Court”). On November 1, 2023, the District Court entered its Order Reversing the Order of the Bankruptcy Court and Remanding for Further Proceedings (“Reversal Order”).

1 The Reversal Order directs this Court to issue findings concerning 1) the nature of
2 the Debtor Jamie Lynn Gallian's ("Debtor") interest in the 2014 Skyline Custom Villa
3 manufactured home located at 16222 Monterey Lane, Unit 376, Huntington Beach,
4 California (the "Property"), including whether Debtor ever acquired (and retained) an
5 equitable interest in the Property, and 2) whether title was transferred to her prior to the
6 date the bankruptcy petition was filed. The within findings constitute the Court's
7 response to the remand directive of the Reversal Order.¹

8 I. Background

9 This matter involves a dispute over Debtor's claimed homestead exemption in the
10 Property. On or about November 1, 2018, Debtor purchased the Property from
11 registered owner, Lisa Ryan ("Ryan") with proceeds Debtor received from the sale of her
12 previous home. Debtor's Motion for Reconsideration at 15. [Dkt. 157]. However, on this
13 same date, Debtor caused Ryan to transfer the Certificate of Title regarding the Property
14 to her single-member limited liability company, J-Sandcastle Co LLC ("Sandcastle"),
15 which Certificate of Title was recorded by Debtor at the Department of Housing and
16 Community Development on November 16, 2018. *Id.* at 26; Houser Bros.' Motion
17 Objecting to Debtor's Claimed Homestead Exemption, Exhs. 13 and 14 [Dkt 95].

18 A. Houser Bros.'s Motion Objecting to Debtor's Claimed Homestead Exemption

19 On May 12, 2022, Houser Bros. filed its "Motion Objecting to Debtor's Claimed
20 Homestead Exemption" (Homestead Motion"). [Dkt.95]. Various other parties joined in
21 the Homestead Motion. [Dkts. 98, 100]. The pleadings filed in support of the Homestead
22 Motion focused primarily on the argument that Debtor did not hold legal title to the
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24 ¹ The underlying bankruptcy case was transferred to the Honorable Scott Clarkson on
25 September 1, 2022 due to the retirement of the undersigned, Judge Erithe Smith, on
26 October 29, 2022. However, as Judge Smith presided over the hearing on Debtor's
27 Motion for Reconsideration and issued the Reconsideration Order in her capacity as a
28 recalled bankruptcy judge (effective until October 31, 2024), she has authority and
jurisdiction to issue the within findings.

1 Property as of the date the bankruptcy petition was filed, i.e., July 9, 2021 (the “Petition
2 Date”) and, therefore, she was not entitled to claim a homestead exemption.

3 Debtor opposed the Homestead Motion, asserting that Sandcastle had transferred
4 its interest in the Property to her on or about February 25, 2021, prior to the Petition Date.
5 Debtor also argued that she was entitled to an automatic homestead exemption under
6 Cal. Civ. Proc. Code §§ 704.710(c) and 704.720(a) as she had continuously resided on
7 the Property since November 2018 through the Petition Date and had intended the same
8 to be her principal residence during such time.

9 The final hearing on the Homestead Motion was held on July 21, 2022. At that
10 hearing, oral argument focused on the issue of legal ownership as of the Petition Date.
11 On August 5, 2022, this Court entered its Order Granting Houser Bros. Co. dba Rancho
12 Del Rey Mobile Home Estate’s Motion Objecting to Debtor’s Claimed Exemption in 16222
13 Monterey Lane, Space 376, Huntington Beach, CA 92649” [Dkt. 177] (“Homestead
14 Order”) on the ground that Debtor did not hold legal title to the Property as of the Petition
15 and, therefore, was not entitled to a homestead exemption under Cal Civ. Pro. Code
16 §704.30. This Court ruled that

17 . . . Debtor failed to meet her burden that the Property is
18 subject to exemption. First, the HC records show that J-Sandcastle LLC,
19 not Debtor, was the owner of record, on the Petition Date. As of June 7, 2021 –
20 about a month before the Petition Date – the Property’s registered owner
21 was J-Sandcastle LLC, and the legal owners were Ron Pierpoint and J-Pad LLC.
22 Hays Decl., Ex. 17 at 142.
23 Homestead Order, Exh. 1 at 10.

24 The Court did not, however, rule on Debtor’s claim to an automatic homestead
25 exemption under Cal. Civ. Proc. Code §§ 704.710(c) and 704.720(a).

26 B. Debtor’s Motion for Reconsideration of the Homestead Order

27 On July 26, 2022, Debtor filed her “Motion for Reconsideration of 7.21.22 Order
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[sic] Sustaining Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates Objection to Debtor's Claimed Homestead Objection, etc." ("Reconsideration Motion") [Dkt.157].² Debtor reiterated her claimed status as legal owner, as well as entitlement to an automatic homestead exemption. Opposition pleadings to the Reconsideration Motion were filed by Houser Bros. and other interested parties.

On December 19, 2022, this Court entered its Reconsideration Order on the ground that Debtor was entitled to an automatic homestead exemption. [Dkt 274]. Also on December 19, 2022, the Court entered its "Memorandum of Decision Regarding Debtor's Motion for Reconsideration of the Court's August 5, 2022 Order Sustaining Objection to Debtor's Homestead Exemption ("Memorandum of Decision"). [Dkt. 273].³

II. Findings in Response to the District Court's Reversal Order

A. Did Debtor Have an Equitable Interest in the Property as of the Petition Date?

Yes. This Court finds that, notwithstanding the fact that Sandcastle was the registered owner and Ron Pierpont and J-Pad LLC were the legal owners of the Property, Debtor held an equitable interest in the Property as of the date of the Petition that satisfied the requirements for an automatic homestead exemption under Cal. Civ. Proc. Code §§ 704.10(c) and 704.720(a).⁴

In *In re Gilman*, 887 F.3d 956-965 (9th Cir. 2018), the Ninth Circuit provides a clear analysis of California's automatic homestead laws, to wit:

California provides for an 'automatic' homestead exemption. Cal. Civ. Proc. Code § 704.720(a). The automatic homestead exemption protects a debtor 'who resides (or who is related to one who resides) in the homestead property at the time of a forced judicial sale of the dwelling.' *In re Anderson*, 824 F.2d 754,

² Debtor filed the Reconsideration Motion prior to the entry of the Homestead Order on August 5, 2022.

³ The Memorandum of Decision was intended to serve as the Court's findings of fact and conclusions of law in support of the Reconsideration Order and was incorporated by reference in the Reconsideration Order.

⁴ A "manufactured home together with the outbuildings and land upon which they are situated" is eligible for a homestead exemption. Cal. Code Civ. Proc. § 704.710(a)(2) (defining "dwelling").

1 757 (9th Cir. 1987); see also *Diaz*, 547 B.R. at 334 (“The filing of a
2 bankruptcy petition constitutes a forced sale for purposes of the
automatic homestead exemption.”).

3 Under Cal. Civ. Proc. Code § 704.710(c), a ‘homestead’ is ‘the
4 principal dwelling (1) in which the judgment debtor or the judgment
debtor’s spouse resided on the date the judgment creditor’s lien
5 attached to the dwelling, and (2) in which the judgment debtor or the
6 judgment debtor’s spouse resided continuously thereafter until the
date of the court determination that the dwelling is a homestead.’
7 This “requires only that the judgment debtor *reside* in the property as
his or her principal dwelling at the time the judgment creditor’s lien
8 attaches and continuously thereafter until the court determines the dwelling
is a homestead.” *In re Elliott*, 523 B.R. 188, 196 (BAP 9th Cir. 2014)
9 (quoting *Tarlesson*, 184 Cal. App. 4th at 937, 109 Cal.Rptr.3d 319). It does
not require that the debtor continuously own the property. *Id.*

10
11 To determine whether a debtor resides in a property for homestead
purposes, courts consider the debtor’s physical occupancy of the property
12 and the intent to reside there. *Diaz*, 547 B.R. at 335; *Ellsworth v. Marshall*,
196 Cal.App. 2d 471, 474, 16 Cal.Rptr. 588 (1961) (‘The physical fact of the
13 occupancy and the intention with which the premises are occupied ‘are both
elements to be considered in determining the actual residence.’)
14 (quoting *Lakas v. Archambault*, 38 Cal.App. 365, 372, 176 P. 180 (1918)).

15 **California law rejects [the] argument that title to the property is**
16 **necessary to claim a homestead exemption. For**
17 **instance, *Tarlesson* held that ‘judgment debtors who continuously**
18 **reside in their dwellings retain a sufficient equitable interest in the**
19 **property to claim a homestead exemption even when they have**
20 **conveyed title to another’ 184 Cal.App. 4th at 937, 109 Cal.Rptr.3d 319.**
The court further noted that “[s]uch a result is consistent with the purpose
of California’s homestead exemption to protect one’s dwelling against
21 creditors.” *Id.* Likewise, *Elliott* held that **conveyance to a third party does**
22 **not defeat a debtor’s right to an automatic exemption, ‘because**
continuous residency, rather than continuous ownership,’ controls
the analysis. 523 B.R. at 196.

23 (emphasis added)

24 According to the record, which is undisputed, Debtor used her own personal funds
25 to purchase the Property. More importantly, it is also undisputed that Debtor has
26 continuously resided on the Property since November 2018 through and beyond the
27 Petition Date. Finally, there was no persuasive evidence presented by those in
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1 opposition to the Reconsideration Motion to refute Debtor's position that she intended to
2 reside on the Property as her principal residence during the same period. Accordingly,
3 this Court finds that by her continuous possession and use of the Property as her
4 principal residence since November 2018, Debtor held a sufficient equitable interest in
5 the Property to claim an automatic homestead exemption under Cal. Civ. Proc. Code
6 § 704.720(a). *Gilman*, 887 F.3d at 964; *Tarlessen*, 184 Cal. App. 4th at 937.

7 B. Was Title Transferred to Debtor Prior to the Petition Date?

8 No. The Reconsideration Motion was granted solely on the basis of Debtor's
9 *equitable* interest in the Property. The Reconsideration Order did not in any way alter,
10 change or modify the Court's finding in the Homestead Order regarding Debtor's lack of
11 *legal* title as of the Petition Date. None of the evidence presented by Debtor in the
12 Reconsideration Motion persuaded the Court to reverse its finding in that regard.
13 Specifically, Debtor presented no credible evidence that the certificate of title showing
14 Sandcastle as the registered owner of the Property was transferred to her prior to the
15 Petition Date. On the contrary, Houser Bros. presented documentation establishing that
16 a certificate of title showing Debtor as the new registered owner of the Property was not
17 issued until August 3, 2021, nearly a month after the Petition Date. See Homestead
18 Motion, Hays Decl., Exh. 22 at 195. Based on the record presented, the Court finds that
19 title to the Property was not transferred to Debtor prior to the Petition Date.

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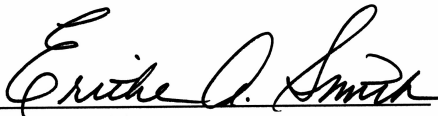
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1 III. Conclusion

2 The Court finds that Debtor held a sufficient equitable interest in the Property to
3 claim an automatic homestead exemption under Cal. Civ. Proc. Code § 704.720(a).

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23 Date: May 15, 2024



24 Erithe Smith
25 United States Bankruptcy Judge
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FILED & ENTERED

DEC 19 2022

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY mcall DEPUTY CLERK

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION**

In re

JAMIE LYNN GALLIAN,

Debtor.

Chapter 7

Case No. 8:21-bk-11710-SC

**ORDER GRANTING DEBTOR'S MOTION
FOR RECONSIDERATION OF THE
COURT'S AUGUST 5, 2022 ORDER
SUSTAINING OBJECTION TO
DEBTOR'S HOMESTEAD EXEMPTION**

Date: September 22, 2022

Time: 10:00 a.m.

Place: Courtroom 5A – via zoom

On July 26, 2022, Jamie Lynn Gallian (“Debtor”) filed “Debtors [sic] Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates [sic] Objection to Debtor’s Claimed Homestead Exemption and Joinder Parties Huntington Beach Gables HOA; Janine Jasso” [dkt # 157] (the “Motion”). Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (“Houser Bros”) filed a “Response to Debtor’s Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estate’s [sic] Objection to Debtor’s Claimed Homestead Exemption” [dkt # 170] (the “Response”) on August 4,

2022. Jeffrey Golden, the Chapter 7 Trustee (“Trustee”), filed “Trustee’s Joinder in
Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates’ Response to Debtor’s
Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co.
DBA Rancho Del Rey Mobile Home Estate’s [sic] Objection to Debtor’s Claimed
Homestead Objection” [dkt 171] (the “Trustee’s Joinder”) on August 4, 2022. Also on
August 4, 2022, the Huntington Beach Gables Homeowners Association (the “HOA”) filed
“The Huntington Beach Gables Homeowners Association’s Joinder to Houser Bros. Co.
dba Rancho Del Rey Mobile Home Estates’ Response to Debtor’s Motion for
Reconsideration” [dkt #173] (the “HOA Joinder”). Debtor filed a “Reply to Houser Bros Co
DBA Rancho Del Rey MobileHome [sic] Estates [sic] Opposition to Debtors [sic] Motion
for Consideration [sic] of 7/21/22 Order Sustaining Houser Bros Co DBA Rancho Del Rey
Mobilehome [sic] Estates [sic] Objection to Debtor’s Claimed Homestead Exemption” [dkt
#185] (the “Reply”). The Motion initially came on for hearing before the Honorable Erithe
A. Smith, United States Bankruptcy Judge, on August 18, 2022 at 10:30 a.m. The hearing
was subsequently continued to September 22, 2022 for further oral argument.
Appearances were made as noted on the Court’s record. After the hearing, the matter
was taken under advisement.¹

For the reasons set forth in the Memorandum of Decision Regarding Debtor’s
Motion for Reconsideration of the Court’s August 5, 2022 Order Sustaining the Objection
to Debtor’s Homestead Exemption entered on December 19, 2022 [Dkt. 273], it is hereby
ordered that:

¹ This case was transferred to the Honorable Scott Clarkson on September 1, 2022 due to the retirement of the undersigned, Judge Erithe Smith on October 29, 2022. However, as Judge Smith issued the underlying order sustaining Trustee’s objection to Debtor’s homestead exemption, presided over the hearing on Debtor’s instant motion for reconsideration, and continues to serve as a recalled bankruptcy judge, she has authority and jurisdiction to rule on the motion for reconsideration.


1 1. The Motion is granted under FRCP 59(e) on the basis of manifest
2 error of law and under FRCP 60(b)(6);

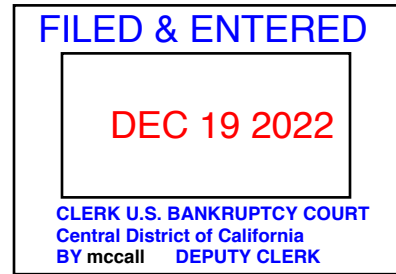
3 2. The Court's Homestead Order entered on August 5, 2022 [Dkt. 177] is
4 vacated and, as such, Houser Bros' Homestead Motion is deemed denied; and

5 3. Debtor is entitled to a homestead exemption in the amount of
6 \$600,000 pursuant to Cal. Civ. Proc. Code. §§ 704.720(a) and 704.730(a).
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23 Date: December 19, 2022


Erithe Smith
United States Bankruptcy Judge



**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION**

In re

JAMIE LYNN GALLIAN,

Debtor.

Chapter 7

Case No. 8:21-bk-11710-SC

**MEMORANDUM OF DECISION
REGARDING DEBTOR'S MOTION FOR
RECONSIDERATION OF THE COURT'S
AUGUST 5, 2022 ORDER SUSTAINING
OBJECTION TO DEBTOR'S
HOMESTEAD EXEMPTION**

Date: September 22, 2022

Time: 10:00 a.m.

Place: Courtroom 5A – via zoom

On July 26, 2022, Jamie Lynn Gallian (“Debtor”) filed “Debtors [sic] Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates [sic] Objection to Debtor’s Claimed Homestead Exemption and Joinder Parties Huntington Beach Gables HOA; Janine Jasso” [dkt # 157] (the “Motion”). Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (“Houser Bros”) filed a “Response to Debtor’s Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estate’s [sic] Objection

1 to Debtor's Claimed Homestead Exemption" [dkt # 170] (the "Response") on August 4,
2 2022. Jeffrey Golden, the Chapter 7 Trustee ("Trustee"), filed "Trustee's Joinder in
3 Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates' Response to Debtor's
4 Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co.
5 DBA Rancho Del Rey Mobile Home Estate's [sic] Objection to Debtor's Claimed
6 Homestead Objection" [dkt 171] (the "Trustee's Joinder") on August 4, 2022. Also on
7 August 4, 2022, the Huntington Beach Gables Homeowners Association (the "HOA") filed
8 "The Huntington Beach Gables Homeowners Association's Joinder to Houser Bros. Co.
9 dba Rancho Del Rey Mobile Home Estates' Response to Debtor's Motion for
10 Reconsideration" [dkt #173] (the "HOA Joinder"). Debtor filed a "Reply to Houser Bros Co
11 DBA Rancho Del Rey MobileHome [sic] Estates [sic] Opposition to Debtors [sic] Motion
12 for Consideration [sic] of 7/21/22 Order Sustaining Houser Bros Co DBA Rancho Del Rey
13 Mobilehome [sic] Estates [sic] Objection to Debtor's Claimed Homestead Exemption" [dkt
14 #185] (the "Reply"). The Motion initially came on for hearing before the Honorable Erithe
15 A. Smith on August 18, 2022 at 10:30 a.m. The hearing was subsequently continued to
16 September 22, 2022 for further oral argument. Appearances were made as noted on the
17 Court's record. After the hearing, the matter was taken under advisement.¹

20 Procedural Background

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22 On May 12, 2022, Houser Bros filed a "Motion Objecting to Debtor's Claimed
23 Homestead Exemption" ("Homestead Motion"). Dkt. 95. Joinders to the Homestead
24 Motion were filed by the HOA, creditor Janine Jasso ("Jasso"), and chapter 7 trustee

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26 ¹ This case was transferred to the Honorable Scott Clarkson on September 1, 2022 due to the retirement of
27 the undersigned, Judge Erithe Smith, on October 29, 2022. However, as Judge Smith issued the underlying
28 order sustaining Trustee's objection to Debtor's homestead exemption, presided over the hearing on
Debtor's instant motion for reconsideration, and continues to serve as a recalled bankruptcy judge, she has
authority and jurisdiction to rule on this motion for reconsideration.

1 Jeffrey Golden (“Trustee”)² (collectively, the “Joining Parties”). Dkts. 98, 100. The
2 Homestead Motion was set for hearing on June 2, 2022, at 10:30 a.m. Dkt. 99. Debtor
3 filed a late opposition to the Homestead Motion (“Homestead Opposition”) on June 1,
4 2022, just one day prior to the hearing. Dkt. 105.

5 On June 2, 2022, the Court conducted a hearing on the Homestead Motion
6 and continued the hearing to July 21, 2022 in order to allow the Joining Parties to
7 respond to Debtor’s late-filed Homestead Opposition. On June 23, 2022, the Court
8 entered its “Order Continuing Hearing on Motion Objecting to Debtor’s Claimed
9 Homestead Exemption” (“June 23, 2022 Order”), which attached a copy of the
10 Court’s tentative ruling for the hearing on June 2, 2022. Dkt. 124. The June 23,
11 2022 Order provided that the hearing on the Homestead Motion was continued to
12 July 21, 2022, at 10:30 a.m. to allow Houser Bros and the Joining Parties to file
13 replies to Debtor’s late opposition by July 7, 2022 and that no further pleadings
14 were to be filed regarding the Motion. Dkt. 124.

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17 Timely reply briefs were filed by Houser Bros and the HOA. Dkts. 129, 130,
18 131, 132, 133. On July 8, 2022, Debtor filed an unauthorized “Reply to Greg
19 Buysman, CA Notary Public Commission Number 2341449; Owner & Operator the
20 UPS Store, Edinger/Springdale.” Dkt. 134.

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22 The Court held a continued hearing on the Homestead Motion on July 21,
23 2022, at which time it orally granted the same for the reasons stated in its posted
24 tentative ruling. That same day, on July 21, 2022, Debtor filed a “Notice of
25 Lodgment of Orange County Tax Assessors [sic] Proof of Debtors [sic] Homestead
26 Exemption Effective 2/25/2021 in Support of Opposition to Motion Objecting to

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² Trustee’s joinder was not filed until June 30, 2022. Dkt. 128.

1 Claimed Homestead Exemption” (“First NOL”). Dkt. 139. Later that same day, Debtor
2 also filed a “Notice of Lodgment of Orange County Tax Assessors [sic] Proof of Debtors
3 [sic] Homestead Exemption Effective 2/25/2021 in Support of Opposition to Motion
4 Objecting to Claimed Homestead Exemption” (“Second NOL”). Dkt. 140. Finally, on July
5 21, 2022, Debtor filed a “Notice of Appeal and Statement of Election” (“Notice of
6 Appeal”) regarding a “7/21/2022 Order Denying Debtors [sic] Declared Homestead and
7 Debtors [sic] Homeowners Exemption Effective February 25, 2021 with the Orange
8 County Tax Assessor Pursuant to California Department of Housing and Community
9 Development Certificate of Title Perfected February 25, 2021.” Dkt. 143. Debtor’s appeal
10 was referred to the Bankruptcy Appellate Panel based on Debtor’s election. Dkt. 161.
11 However, the Court’s “Order Granting Houser Bros. Co. dba Rancho Del Rey Mobile
12 Home Estates’s Motion Objecting to Debtor’s Claimed Homestead Exemption in 16222
13 Monterey Lane, Space 376, Huntington Beach, CA 92649” (“Homestead Order”) was not
14 entered until August 5, 2022. Dkt. 177.

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17 On July 26, 2022, Debtor filed the Motion. Dkt. 157. Shortly thereafter, on August
18 1, 2022, Debtor filed a “Motion for Leave from the Bankruptcy Appeal [sic] Panel to
19 Permit the Bankruptcy Court to Consider Debtor’s Motion for Re-Consideration [dkt. 157]
20 on August 18, 2022.” Dkt. 167. The following day, on August 2, 2022, Houser Bros filed
21 an “Optional Appellee Statement of Election to Proceed in District Court.” Dkt. 168. A
22 Notice of Transfer of Appeal to District Court was filed on the docket by the Debtor on
23 August 8, 2022. Dkt. 180. Debtor also filed a Notice Regarding Appeal From Bankruptcy
24 Court that was entered on August 11, 2022. Dkt. 184. Ultimately, the District Court Case,
25 no. 8:22-cv-1462-RGK was dismissed by Debtor, thereby eliminating any issue regarding
26 this Court’s jurisdiction over the Motion. See Dkt. 215.
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1 Standards for Relief Under Federal Rules of Civil Procedure 59(e) and 60(b)

2 Federal Rules of Civil Procedure (FRCP) 59(e) and 60(b) are applicable to
3 bankruptcy cases pursuant to Federal Rules of Bankruptcy Procedure 9023 and
4 9024 respectively.

5 A motion brought under FRCP 59 involves reconsideration on the merits and
6 generally should not be granted unless it is based on at least one of the following
7 grounds: (1) to correct manifest errors of law or fact upon which the judgment is based;
8 (2) to allow the moving party the opportunity to present newly discovered or previously
9 unavailable evidence; (3) to prevent manifest injustice; or (4) to reflect an intervening
10 change in controlling law. *In re Oak Park Calabasas Condominium Ass'n*, 302 B.R. 682,
11 683 (Bankr.C.D.Cal.2003), *citing McDowell v. Calderon*, 197 F.3d 1253, 1255 (9th
12 Cir.1999), *cert. denied*, 529 U.S. 1082, 120 S.Ct. 1708, 146 L.Ed.2d 511 (2000) (cit.
13 omitted). The term “manifest error” is “an error that is plain and indisputable, and that
14 amounts to a complete disregard of the controlling law or the credible evidence in the
15 record.” *Oak Park* at 783. A “manifest injustice” is defined as “an error in the trial court
16 that is direct, obvious, and observable, such as a defendant's guilty plea that is
17 involuntary or that is based on a plea agreement that the prosecution rescinds.” *Id.*

18 A motion brought under FRCP 59 “may seek a reconsideration of the
19 correctness and merits of the trial court's underlying judgment.” *In re Wylie*, 349
20 B.R. 204, 209 (9th Cir. BAP 2006). A motion based on FRCP 59 may not be used
21 “to raise arguments or present evidence for the first time when they could
22 reasonably have been raised earlier in the litigation.” *Kona Enters., Inc. v. Estate*
23 *of Bishop*, 229 F.3d 877, 890 (9th Cir.2000). Further, such a motion may not be
24 used to present a new legal theory for the first time, to raise legal arguments which
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1 could have been raised in connection with the original motion, or “to rehash the same
2 arguments presented the first time or simply express the opinion that the court was
3 wrong.” *In re JSJF Corp.*, 344 B.R. 94, 103 (9th Cir. BAP 2006), *aff’d and remanded*, 277
4 Fed.Appx. 718 (9th Cir. 2008).

5 Under FRCP 60(b), a party may seek relief from a final judgment or order on the
6 following enumerated grounds: 1) mistake, inadvertence, surprise, or excusable neglect;
7 (2) newly discovered evidence that, with reasonable diligence, could not have been
8 discovered in time to move for a new trial under Rule 59(b); (3) fraud (whether previously
9 called intrinsic or extrinsic), misrepresentation, or misconduct by an opposing party; (4)
10 the judgment is void; (5) the judgment has been satisfied, released, or discharged; it is
11 based on an earlier judgment that has been reversed or vacated; or applying it
12 prospectively is no longer equitable; or (6) any other reason that justifies relief.
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15 Factual Background

16 This matter involves a dispute over Debtor’s claimed homestead exemption in the
17 manufactured home located at 16222 Monterey Lane, Unit 376, Huntington Beach, CA
18 (the “Property”). The underlying facts are complex and are set forth in the pleadings filed
19 in connection with the Homestead Motion and the instant Motion and are incorporated
20 herein by reference. However, due to the narrow scope of this Memorandum, such facts
21 will not be fully discussed except as relevant to the Court’s findings and conclusions.
22

23 The pleadings filed in connection with the Homestead Motion focused primarily on
24 whether Debtor had an ownership interest in the Property as of the petition date, i.e., July
25 9, 2021. It is undisputed that shortly after the acquisition of the Property in November
26 2018, its registered owner was J-Sandcastle LLC (“Sandcastle”), an entity wholly owned
27 by Debtor. Thereafter, Ron Pierpont and J-Pad LLC were added as the Property’s legal
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1 owners. According to Debtor, Sandcastle's interest in the Property was transferred to her
2 on February 21, 2021; according to Houser Bros the transfer did not occur and/or did not
3 become effective until *after* July 9, 2021. In her opposition to the Homestead Motion,
4 Debtor argued, among other things, that she qualified for the automatic homestead
5 exemption permitted under California law because she had continuously resided on the
6 Property as her principal residence since 2018 to the present. Debtor's Opposition to
7 Homestead Motion at pp.15, 20. Dkt. 105. There was no evidence presented by the
8 Joining Parties that disputed Debtor's residency claim.

10 Oral argument at the hearing on the Homestead Motion also focused on the issue
11 of ownership as of the filing of the bankruptcy petition. Indeed, the Court's ruling on the
12 Homestead Motion exclusively relied on matters relating to ownership, as reflected in the
13 following excerpts from the Homestead Order:

15 In *In re Shaefer*³, the Ninth Circuit BAP found that a Chapter 7
16 debtor cannot claim homestead exemption in limited liability company
17 (LLC) that he owned, which owned real property at which debtor resided;
18 debtor did not identify any beneficial or equitable interest in the property,
19 and LLC members such as debtor had no interest in the company's
assets, rather, debtor's interest in LLC was a personal property interest
outside the statutory definition of a homestead. 623 B.R. 777 (B.A.P. 9th
Cir. 2020).

20 Here, Debtor has failed to meet her burden that the Property is
21 subject to exemption. First, the HCD records show that J-Sandcastle LLC,
22 not Debtor, was the Property's owner of record on the Petition Date. As of
23 June 7, 2021— about a month before the Petition Date—the Property's
registered owner was J-Sandcastle LLC, and the legal owners were
Pierpont and J-Pad LLC. Hays Decl., Ex. 17 at 142. The HCD webpage
indicates that "documents and fees" must be submitted to the HCD to

24 ³ *In re Shaefer* was subsequently vacated by the Ninth Circuit on August 31, 2022 due to the dismissal of
25 the bankruptcy case. *In re Schaefer* ("*Schaefer II*"), 2022 WL 3973920, at *1 (9th Cir. Aug. 31,
26 2022) (vacating decision). The BAP decision therefore has "no precedential authority whatsoever." See
27 *O'Connor v. Donaldson*, 422 U.S. 563, 578 n. 2, 95 S.Ct. 2486, 2495 n. 2, 45 L.Ed.2d 396 (1975) . It's
availability for citation for any purpose is, therefore, uncertain. In any event, the Court notes that 1) in
28 *Shaefer*, the debtor asserted an interest in the LLC itself and not in the real property owned by the LLC,
and 2) as discussed *supra* herein, an equitable interest in real property may be shown by occupancy.

1 transfer ownership of a manufactured home or manufactured home. The
2 June 7, 2021, Title Search did not note any pending applications for title or
3 registration change that might have added Debtor as the registered or
4 legal owner of the Property before the Petition Date. And, Debtor paid no
fees to the HCD between June 7, 2021, and the Petition Date that could
have effectuated a title change. See Hays Decl., Ex. 26.

5 Moreover, the July 2021 HCD Transaction had a transaction date of
6 July 14, 2021—five days after the Petition Date—and included a certificate
7 of title showing J-Sandcastle LLC as the Property's registered owner and
8 Pierpont and J-Pad LLC as the Property's legal owners. Hays Decl., Ex.
9 21 at 171. Included in this post-petition transaction was a document to add
10 Debtor as the Property's "New Registered Owner." Id. at 172. Also
11 attached was a County of Orange "Tax Clearance Certificate" issued and
12 executed on the Petition Date, which gave the Property's "Current
Registered Owner" as J1Sandcastle LLC. Id. at 191. The August 2021
HCD Transaction did include a certificate of title showing Debtor as the
Property's registered owner, but according to the certificate, title was
issued on August 3, 2021, nearly a month after the Petition Date. Hays
Decl., Ex. 22 at 195.

13 Second, between February 1, 2021, and the Petition Date, all
14 payments that Debtor submitted to Houser Bros. listed J-Sandcastle LLC
15 as the payor/were on behalf of J-Sandcastle LLC. Only after the Petition
Date did Debtor submit a payment on her own behalf. See Hays Decl. Ex.
23 at 203-222.

16 Third, Debtor provides no credible evidence that she acquired an
17 interest from the LLC on February 25, 2021. In Debtor's Original
18 Schedules, filed on the Petition Date (July 9, 2021), Debtor provided,
19 under penalty of perjury, that "Registered Title with HCD Debtor's single
20 member LLC, J1Sandcastle Co, LLC." Motion at 33 (Exhibit 2). In addition,
21 Debtor, in the Opposition, asserts J-Sandcastle LLC's executed a
22 notarized release of title document, claiming: "On the petition date July 9,
2021, the registered title owner of the manufactured home located at
23 16222 Monterey Lane, Unit #376, Huntington Beach, CA 92649
(Property) was Jamie Lynn Gallian as of February 25, 2021, the date J-
24 Sandcastle Co LLC signed and dated to release the Certificate of Title to
25 Jamie Lynn Gallian, notarized the same date." Opp'n., 29. However, Mr.
26 Buysman did not actually notarize these documents. Instead, Mr.
27 Buysman's notary book shows that on February 25, 2021, he notarized for
Debtor an "Affidavit of Death" and a "Transfer Grant Deed." Buysman
Decl., ¶¶7-11. Mr. Buysman did not notarize the July 2021 HCD
Submission either. Id. Debtor's improperly filed July 8 response, even if
considered by the court, would be insufficient to counter the statements
and documentary evidence set forth in the Buysman Declaration.

1 In conclusion, Debtor failed to carry her burden because, on the
2 Petition Date, the Property's registered owner was J-Sandcastle LLC, and
3 the legal owners were Pierpont and J-Pad, LLC. As a result, the Property
4 was not part of the estate and not eligible for an exemption.

5 Neither the Court's ruling at the hearing or the Homestead Order includes a full or
6 proper analysis of Debtor's claimed automatic homestead exemption under Cal. Civ Proc.
7 Code § 704.720(a). The Court believes such oversight was in error.

8 Relief Under Either FRCP 59(e) or FRCP 60(b) is Warranted Because Debtor has
9 Demonstrated Entitlement to an Automatic Homestead Exemption Under Cal.Civ.Proc.

10 Code §704.720(a)

11 Though the Motion does not specifically cite FRCP 59(e) or FRCP 60(b),
12 the substance of the arguments therein is consistent with either Rule and Debtor clarifies
13 in her Reply brief that she is seeking relief under both Rules. Debtor's Reply brief at 5.
14 As previously noted, it is undisputed that Debtor has resided continuously on the Property
15 as her principal residence from November 2018 to through the petition date and beyond.
16 As a matter of law, Debtor meets the requirements for an automatic homestead
17 exemption under Cal. Civ. Proc. Code §§ 704.710(c) and 704.720(a).

18 In *In re Gilman*, 887 F.3d 956, 964-965 (9th Cir. 2018), the Ninth Circuit held
19 as follows:

20 California provides for an "automatic" homestead
21 exemption. Cal. Civ. Proc. Code § 704.720(a). The automatic
22 homestead exemption protects a debtor "who resides (or who is
23 related to one who resides) in the homestead property at the time
24 of a forced judicial sale of the dwelling." *In re Anderson*, 824 F.2d
25 754, 757 (9th Cir. 1987); *see also Diaz*, 547 B.R. at 334 ("The filing
26 of a bankruptcy petition constitutes a forced sale for purposes of
the automatic homestead exemption.").

27 Under Cal. Civ. Proc. Code § 704.710(c), a "homestead" is
28 "the principal dwelling (1) in which the judgment debtor or the
judgment debtor's spouse resided on the date the judgment

1 creditor's lien attached to the dwelling, and (2) in which the judgment
2 debtor or the judgment debtor's spouse resided continuously thereafter
3 until the date of the court determination that the dwelling is a homestead.”
4 This “requires only that the judgment debtor *reside* in the property as his
5 or her principal dwelling at the time the judgment creditor's lien attaches
6 and continuously thereafter until the court determines the dwelling is a
7 homestead.” *In re Elliott*, 523 B.R. 188, 196 (BAP 9th Cir.
8 2014) (quoting *Tarlesson*, 184 Cal. App. 4th at 937, 109 Cal.Rptr.3d 319).
9 It does not require that the debtor continuously own the property. *Id.*

10 To determine whether a debtor resides in a property for homestead
11 purposes, courts consider the debtor's physical occupancy of the property
12 and the intent to reside there. *Diaz*, 547 B.R. at 335; *Ellsworth v. Marshall*,
13 196 Cal.App. 2d 471, 474, 16 Cal.Rptr. 588 (1961) (“The physical fact of
14 the occupancy and the intention with which the premises are occupied ‘are
15 both elements to be considered in determining the actual residence.’”) (quoting
16 *Lakas v. Archambault*, 38 Cal.App. 365, 372, 176 P. 180 (1918)).

17 California law rejects Phillips' argument that title to the property is
18 necessary to claim a homestead exemption. For instance, *Tarlesson* held
19 that “judgment debtors who continuously reside in their dwellings retain a
20 sufficient equitable interest in the property to claim a homestead
21 exemption even when they have conveyed title to another.” 184 Cal.App.
22 4th at 937, 109 Cal.Rptr.3d 319. The court further noted that “[s]uch a
23 result is consistent with the purpose of California's homestead exemption
24 to protect one's dwelling against creditors.” *Id.* Likewise, *Elliott* held that
25 conveyance to a third party does not defeat a debtor's right to an
26 automatic exemption, “because continuous residency, rather than
27 continuous ownership,” controls the analysis. 523 B.R. at 196.

28 Importantly, *Gilman* cites with favor the case of *Tarlesson v. Broadway
Foreclosure Investments, LLC*, 184 Cal.App.4th 931 (2010). In analyzing the interplay
between Cal. Civ. Proc. Code §§ 703.720 and 704.710(c), the *Tarlesson* Court explained:

Broadway bases its argument in substantial part on the language
of section 703.020 which provides that statutory exemptions “apply only
to property of a natural person.” Broadway reads section 703.020 to imply
a requirement of ownership. But the authorities Broadway cites do not
support its argument. While section 703.020, subdivision (a) states
generally that “[t]he exemptions provided by this chapter apply only to
property of a natural person,” the statutory definition of “homestead”
provided in section 704.710 requires only that the judgment debtor reside
in the property as his or her principal dwelling at the time the judgment
creditor's lien attaches and continuously thereafter until the court
determines the dwelling is a homestead. (§ 704.710, subd. (c).) There is
no requirement in section 704.710 that the judgment debtor continuously

1 own the property, and we do not read section 703.020 to impose
2 such a requirement. 184 Cal.App.4th at 937.

3 Further, the Court in *Tarlessen* recognized that “debtors who continuously
4 reside in their dwellings retain a sufficient equitable interest in the property to claim
5 a homestead exemption even when they have conveyed title to another.” *Id.*
6 (citations omitted). Accordingly, the Court finds and concludes that Debtor
7 satisfied her burden of establishing entitlement to an automatic homestead
8 exemption under California law and that the Court erred in not recognizing such
9 entitlement in its Homestead Order.
10

11 Debtor’s Homestead Exemption in the Amount of \$600,000 Allowed by Cal.


12 Civ. Proc. Code § 704.730(a) is Not Limited by § 522(p)(1)

13 In its Response to the Motion, Houser Bros requests that if the Court grants
14 the Motion to allow Debtor a homestead exemption, such exemption should be
15 limited to \$170,350 pursuant to 11 U.S.C. § 522(p)(1) because, according to
16 Debtor, she acquired an ownership interest in the Property on February 21, 2022
17 (less than 180 days before the bankruptcy filing). Section 522(p)(1) limits a
18 debtor’s ability to take advantage of homestead exemptions under state law.
19 Specifically, § 522(p)(1) provides that a debtor “may not exempt any amount of
20 interest *that was acquired by the debtor* during the 1215-day period preceding the
21 date of the filing of the petition that exceeds . . . \$170,350 in value in real or
22 personal property that the debtor . . . uses as a residence.” (emphasis added) A
23 majority of courts have held that § 522(p)(1) applies to “opt-out” states such as
24 California. See, *In re Virissimo*, 332 B.R. 201, 207 (Bankr. D.Nev.2005); *Kane v.*
25 *Zions Bancorporation, N.A.*, 2022 WL 4591787 (September 29, 2022). This Court
26
27
28

1 §§ 704.720(a) and 704.730(a), 2) the Motion should be granted under FRCP 59(e) on the
2 basis of manifest error of law and under FRCP 60(b)(6); 3) the Court's Homestead Order
3 entered on August 5, 2022 should be vacated and the underlying Homestead Motion
4 related thereto should be deemed denied; and 4) Debtor is entitled to a homestead
5 exemption in the amount of \$600,000.
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23 Date: December 19, 2022


Erithe Smith
United States Bankruptcy Judge

	<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"><p>FILED & ENTERED</p><p>JUL 15 2024</p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY jle DEPUTY CLERK</p></div>
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA <u>Santa Ana</u> DIVISION</p>	
<p>In re:</p> <p style="text-align: center;">Jamie Lynn Gallian</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:21-bk-11710-SC CHAPTER: 7</p> <p>ORDER:</p> <p><input type="checkbox"/> GRANTING APPLICATION AND SETTING HEARING ON SHORTENED NOTICE</p> <p><input checked="" type="checkbox"/> DENYING APPLICATION FOR ORDER SETTING HEARING ON SHORTENED NOTICE AND SETTING MOTION [DK. 398] FOR HEARING ON AUGUST 13, 2024, AT 1:30 P.M.</p> <p style="text-align: center;">[LBR 9075-1(b)]</p>

1. Movant filed the following motion together with supporting declarations and (if any) supporting documents:
 - a. *Title of motion:* Motion to Compel and Issue Order to the Chapter 7 Trustee and His Attorneys to Withdraw and Cancel the May 13, 2024 HCD Application
 - b. *Date of filing of motion:* 7/11/24 Dk. 398
2. Pursuant to LBR 9075-1(b), movant also filed an Application for Order Setting Hearing on Shortened Notice ("Application") together with supporting declaration(s):

a. *Date of filing of Application:* 7/10/24 Dk. 397

3. Based upon the court's review of the application, **IT IS ORDERED THAT:**

a. ☒ **The Application is denied.** The motion may be brought on regular notice pursuant to LBRs. **The matter shall be heard on August 13, 2024, at 1:30 p.m.**

b. ☐ **The Application is granted, and IT IS FURTHER ORDERED THAT:**

(1) ☐ A hearing on the motion will take place as follows:

Hearing Date:	Place:
Time:	<input type="checkbox"/> 255 East Temple Street, Los Angeles, CA 90012
Courtroom:	<input type="checkbox"/> 21041 Burbank Boulevard, Woodland Hills, CA 91367
	<input type="checkbox"/> 3420 Twelfth Street, Riverside, CA 92501
	<input type="checkbox"/> 411 West Fourth Street, Santa Ana, CA 92701
	<input type="checkbox"/> 1415 State Street, Santa Barbara, CA 93101

(2) ☐ No later than the deadlines given, **telephonic notice** of the hearing must be provided to all persons/entities listed:

a. <u>Deadlines:</u>	b. <u>Persons/entities to be provided with telephonic notice:</u>
Date:	
Time:	<input type="checkbox"/> See attached page
	c. <u>Telephonic notice is also required upon</u> the United States trustee

(3) ☐ No later than the deadlines given, **written notice of the hearing** and a **copy of this order** must be served upon all persons/entities listed using: ☐ one of the methods checked ☐ all of the methods checked

a. ☐ Personal Delivery ☐ Overnight Mail ☐ First Class Mail ☐ Facsimile* ☐ Email*

b. <u>Deadlines:</u> Date: Time:	c. <u>Persons/entities to be served with written notice and a copy of this order:</u> <input type="checkbox"/> See attached page d. <u>Service is also required upon:</u> -- United States trustee (<i>electronic service is not permitted</i>) -- Judge's Copy personally delivered to chambers (<i>see Court Manual for address</i>)
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- (4) ☐ No later than the deadlines given, a copy of the motion, declarations, and supporting documents (if any), must be served on all persons/entities listed using: ☐ one of the methods checked ☐ all of the methods checked
- a. ☐ Personal Delivery ☐ Overnight Mail ☐ First Class Mail ☐ Facsimile* ☐ Email*

b. <u>Deadlines:</u> Date: Time:	c. <u>Persons/entities to be served with motion, declarations, supporting documents:</u> <input type="checkbox"/> See attached page d. <u>Service is also required upon:</u> -- United States trustee (<i>no electronic service permitted</i>) -- Judge's Copy personally delivered to chambers (<i>see Court Manual for address</i>)
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- (5) ☐ Regarding **opposition to the motion**
- ☐ opposition to the motion may be made **orally** at the hearing
- ☐ no later than the deadlines given, **written opposition to the motion** must be filed with the court and served upon all persons/entities listed using: ☐ one of the methods checked ☐ all of the methods checked
- a. ☐ Personal Delivery ☐ Overnight Mail ☐ First Class Mail ☐ Facsimile* ☐ Email*

b. <u>Deadlines:</u> Date: Time:	c. <u>Persons/entities to be served with written opposition to the motion:</u> -- movant's attorney (or movant, if movant is not represented by an attorney) d. <u>Service is also required upon:</u> -- United States trustee (<i>electronic service is not permitted</i>) -- Judge's Copy personally delivered to chambers (<i>see Court Manual for address</i>)
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- (6) ☐ Regarding a **reply to an opposition:**
- ☐ a reply to opposition may be made **orally** at the hearing.

☐ no later than the deadlines given, a **written reply to an opposition** must be filed with the court and served on all persons/entities listed using: ☐ one of the methods checked ☐ all of the methods checked

a. ☐ Personal Delivery ☐ Overnight Mail ☐ First Class Mail ☐ Facsimile* ☐ Email*

b. Deadlines:

Date:

Time:

c. Persons/entities to be served with written reply to opposition:

-- All persons/entities who filed a written opposition

d. Service is also required upon:

-- United States trustee (*electronic service is not permitted*)

-- Judge's Copy personally delivered to chambers (*see Court Manual for address*)

(7) ☐ Other requirements:

(8) ☐ No later than the deadlines given, movant must file a **Declaration of Notice and Service** establishing that telephonic notice, written notice, and service of the motion and this order was completed as set forth above, and a **Judge's Copy** of the Declaration of Notice and Service must be personally delivered to the Judge's chambers:

☐ at least 2 days before the Hearing.

☐ no later than:


Date:

Time:

* Service by electronic means (facsimile or email) requires compliance with FRCP 5(b)(2)(E).

###

Date: July 15, 2024


Scott C. Clarkson
United States Bankruptcy Judge

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com LAILA MASUD, #311731 lmasud@marshackhays.com BRADFORD N. BARNHARDT, #328705 bbarnhardt@marshackhays.com MARSHACK HAYS WOOD LLP 870 Roosevelt Irvine, CA 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778</p> <p><input checked="" type="checkbox"/> Attorney for Movant <input type="checkbox"/> Movant appearing without an attorney</p>	<p>FOR COURT USE ONLY</p> <div data-bbox="1047 262 1432 535"><p>FILED & ENTERED</p><p>OCT 06 2023</p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY bolte DEPUTY CLERK</p></div> <p>CHANGES MADE BY COURT</p>
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION</p>	
<p>In re:</p> <p>JAMIE LYNN GALLIAN,</p> <p>Debtor(s).</p>	<p>CASE NO.: 8:21-bk-11710-SC CHAPTER: 7</p> <p>ORDER GRANTING MOTION FOR RELIEF FROM STAY UNDER 11 U.S.C. § 362 (UNLAWFUL DETAINER)</p> <p>DATE: September 27, 2023 TIME: 10:00 a.m. COURTROOM: 5C PLACE: 411 West Fourth Street Santa Ana, CA 92701-4593</p>
<p>Movant: HOUSER BROS. CO. dba RANCHO DEL REY MOBILE HOME ESTATES</p>	


1. The Motion was: ☐ Opposed ☒ Unopposed* ☐ Settled by stipulation
*Debtor appeared at the hearing.
2. This order applies to the following real property (Property):
Type of property: ☒ Residential ☐ Nonresidential
Street Address: 16222 Monterey Lane
Unit/Suite number: Space 376
City, State, Zip Code: Huntington Beach, CA 92649
3. The Motion is granted under:
- a. ☐ 11 U.S.C. § 362(d)(1)
- b. ☐ 11 U.S.C. § 362(d)(2)

- c. ☐ 11 U.S.C. § 362(d)(4). The filing of the bankruptcy petition was part of a scheme to hinder, delay, or defraud creditors that involved:
- (1) ☐ The transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval; and/or
 - (2) ☐ Multiple bankruptcy cases affecting the Property.
 - (3) ☐ The court ☐ makes ☐ does not make ☐ cannot make a finding that the Debtor was involved in this scheme.
 - (4) If recorded in compliance with applicable state laws governing notices of interests or liens in real property, this order is binding in any other case under this title commenced by or against any debtor who claims any interest in the Property purporting to affect such real property filed not later than 2 years after the date of the entry of this order by the court, except that a debtor in a subsequent case under this title may move for relief from this order based upon changed circumstances or for good cause shown, after notice and a hearing. Any federal, state or local government unit that accepts notices of interests or liens in real property shall accept any certified copy of this order for indexing and recording.
4. ☐ As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
- a. ☐ Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. ☐ Modified or conditioned as set forth in Exhibit _____ to this order.
 - c. ☐ Annulled retroactive to the bankruptcy petition date. Any postpetition acts taken by or at the request of the Movant to enforce its remedies regarding the Property, including without limitation entry of any order, judgment or writ, do not constitute a violation of the stay.
5. ☐ Movant may enforce its remedies to obtain possession of the Property, including lockout, in accordance with applicable nonbankruptcy law, but may not pursue any monetary claim against the Debtor or property of the estate for amounts attributable to the period before the bankruptcy was filed except by filing a proof of claim pursuant to 11 U.S.C. § 501.
6. ☐ Movant shall not cause the Debtor to be locked out before (date) _____.
7. ☐ The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the Debtor.
8. ☒ The 14-day stay prescribed by FRBP 4001(a)(3) is waived.
9. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
10. ☐ This order is binding in any other bankruptcy case commenced by or against any debtor who claims any interest in the Property, or purporting to affect the Property filed not later than 2 years after the date of entry of this order, except that a debtor in a subsequent case may move for relief from this order based upon changed circumstances or for good cause shown, after notice and hearing.
11. ☐ This order is binding and effective in any bankruptcy commenced by or against the Debtor for a period of 180 days from the hearing of this Motion.
12. ☐ This order is binding and effective in *any* bankruptcy commenced by or against *any* debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
 - b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.

13. ☐ A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy case concerning the Property for a period of 180 days from the hearing of this Motion.
- a. ☐ without further notice.
- b. ☐ upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
14. ☒ Other (*specify*): (1) It is confirmed pursuant to 11 U.S.C. § 362(c)(2)(C) there is no automatic stay in effect, and the language of the "Order Granting Motion for Relief from the Automatic Stay Under 11 U.S.C. § 362," Docket No. 334, does not bar Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates ("Houser Bros.") from seeking to obtain and enforce a judgment for its prepetition claims; (2) Houser Bros. is authorized to proceed to judgment in *Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates v. Jamie Gallian, et al.*, Orange County Superior Court Case No. 30-2023-01316057-CL-UD-CJC regarding any monetary claim against Debtor for amounts attributable to the period before the Bankruptcy Case was filed; and (3) Houser Bros. may not enforce any judgment against property of Debtor's bankruptcy estate.

###

Date: October 6, 2023


Scott C. Clarkson
United States Bankruptcy Judge

DEFER

**U.S. Bankruptcy Court
Central District of California (Santa Ana)
Adversary Proceeding #: 8:23-ap-01064-SC**

Assigned to: Scott C Clarkson

Date Filed: 06/30/23

Lead BK Case: [21-11710](#)

Lead BK Title: Jamie Lynn Gallian

Lead BK Chapter: 7

Demand: \$225000

Nature[s] of Suit: 13 Recovery of money/property - 548 fraudulent transfer

21 Validity, priority or extent of lien or other interest in property

91 Declaratory judgment

02 Other (e.g. other actions that would have been brought in state court if unrelated to
bankruptcy)

Debtor

Jamie Lynn Gallian

16222 Monterey Ln SP #376

Huntington Beach, CA 92649

714-321-3449

SSN / ITIN: xxx-xx-3936

represented by **Jamie Lynn Gallian**

PRO SE

Plaintiff

Jeffrey I. Golden, Chapter 7 Trustee

represented by **Aaron E. DE Leest**

Danning, Gill, Israel & Krasnoff, LLP

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(310) 277-0077

Fax : (310) 277-5735

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LEAD ATTORNEY

Shantal Malmed

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310-277-0077

Fax : 310-277-5735

Email: shantal.malmed@gmlaw.com

V.

Defendant

J-Sandcastle Co LLC

represented by **J-Sandcastle Co LLC**
PRO SE

Defendant

J-Pad LLC

represented by **J-Pad LLC**
PRO SE

Defendant

Steven D Gallian

represented by **Steven D Gallian**
PRO SE

Defendant

Justin Barclay

represented by **Justin Barclay**
PRO SE

Defendant

Ronald J. Pierpont

represented by **Ronald J. Pierpont**
PRO SE

Defendant

E. J. Gallian

represented by **E. J. Gallian**
PRO SE

Defendant

Brian J. Gallian

represented by **Brian J. Gallian**
PRO SE

Defendant

Robert J. McLelland
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649
(310) 729-1340

represented by **Robert J. McLelland**
PRO SE

Trustee

Jeffrey I Golden (TR)
Golden Goodrich LLP
3070 Bristol Street, Suite 640
Costa Mesa, CA 92626
(714) 966-1000

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310-277-0077
Fax : 310-277-5735
Email: eisrael@danninggill.com

Shantal Malmed
(See above for address)

U.S. Trustee

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4593
(714) 338-3400

Filing Date	#	Docket Text
06/30/2023	<u>1</u> (17 pgs)	Adversary case 8:23-ap-01064. Complaint by Jeffrey I. Golden, Chapter 7 Trustee against J-SANDCASTLE CO., LLC, J-PAD LLC, STEVEN D. GALLIAN, BRIAN J. GALLIAN, JUSTIN BARCLAY, RONALD J. PIERPONT, ROBERT J. MCLELLAND, E. J. GALLIAN. (\$350.00 Fee Charge To Estate). <i>Chapter 7 Trustee's Complaint: (1) To Avoid and Recover Fraudulent Transfers; (2) To Avoid and Recover PostPetition Transfers; (3) For Declaratory Relief; (4) For Breach of Contract; (5) For Money had and Received; and (6) Unjust Enrichment</i> Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)),(21 (Validity, priority or extent of lien or other interest in property)),(91 (Declaratory judgment)),(02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))) (DE Leest, Aaron) - See docket entry no.: 2 for corrections - Modified on 7/3/2023 (NB8). (Entered: 06/30/2023)
07/03/2023	2	Notice to Filer of Correction Made/No Action Required: Incorrect plaintiff/defendant/attorney/party information was entered at the time of filing. Only use upper and lower case letters when entering names or documents in CM THE COURT HAS CORRECTED THIS INFORMATION. THIS ENTRY IS PROVIDED FOR FUTURE REFERENCE. (RE: related document(s) <u>1</u> Complaint) (NB8) (Entered: 07/03/2023)
07/03/2023	<u>3</u> (8 pgs; 2 docs)	Summons Issued on Justin Barclay Date Issued 7/3/2023, Answer Due 8/2/2023; Brian J. Gallian Date Issued 7/3/2023, Answer Due 8/2/2023; E. J. Gallian Date Issued 7/3/2023, Answer Due 8/2/2023; Steven D Gallian Date Issued 7/3/2023, Answer Due 8/2/2023; J-Pad LLC Date Issued 7/3/2023, Answer Due 8/2/2023; J-Sandcastle Co LLC Date Issued 7/3/2023, Answer Due 8/2/2023; Ronald J. McClelland Date Issued 7/3/2023, Answer Due 8/2/2023; Ronald J. Pierpont Date Issued 7/3/2023, Answer Due 8/2/2023 (RE: related document(s) <u>1</u> Complaint) Status Conference hearing to be held on 9/26/2023 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 07/03/2023)
07/05/2023	<u>4</u> (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Goe, Robert. (Goe, Robert) (Entered: 07/05/2023)
07/06/2023	<u>5</u> (5 pgs)	Summons Service Executed on Justin Barclay 7/6/2023; Brian J. Gallian 7/6/2023; E. J. Gallian 7/6/2023; Steven D Gallian 7/6/2023; J-Pad LLC 7/6/2023; J-Sandcastle Co LLC 7/6/2023; Ronald J. McClelland 7/6/2023; Ronald J. Pierpont 7/6/2023 (DE Leest, Aaron) (Entered: 07/06/2023)
07/06/2023	<u>6</u> (6 pgs)	Notice - <i>Notice of Required Compliance with FRBP 7026 and LBR 7026-1; proof of service</i> Filed by Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 07/06/2023)
07/18/2023	<u>7</u> (8 pgs; 2 docs)	Another Summons Issued on Robert J. McLelland Date Issued 7/18/2023, Answer Due 8/17/2023 (RE: related document(s) <u>1</u> Complaint) Status Conference hearing to be held on 9/26/2023 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 07/18/2023)
07/18/2023	<u>8</u> (5 pgs)	Summons Service Executed on Robert J. McLelland 7/18/2023 (DE Leest, Aaron) (Entered: 07/18/2023)

07/18/2023	9 (5 pgs)	Stipulation By Jeffrey I. Golden and <i>defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, and E.J. Gallian, to Continue Deadline to Respond to the Complaint; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (DE Leest, Aaron) (Entered: 07/18/2023)
07/18/2023	10 (6 pgs)	Notice of lodgment of <i>Order in Adversary Proceeding; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 9 Stipulation By Jeffrey I. Golden and <i>defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, and E.J. Gallian, to Continue Deadline to Respond to the Complaint; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (DE Leest, Aaron) filed by Plaintiff Jeffrey I. Golden). (DE Leest, Aaron) (Entered: 07/18/2023)
07/25/2023	11 (2 pgs)	ORDER Approving Stipulation To Continue Deadline For Defendants Steven D. Gallian, Brian J. Gallian; Justin Barclay, And E.J. Gallian To Respond To The Complaint. The Time Within Which Defendants Steven D. Gallian, Brian J. Gallian; Justin Barclay, And E.J. Gallian Must Answer The Trustee's Complaint In This Adversary Proceeding Is EXTENDED And CONTINUED TO SEPTEMBER 5, 2023. (BNC-PDF) (Related Doc # 9) Signed on 7/25/2023 (NB8) (Entered: 07/25/2023)
07/27/2023	12 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 11 Order on Motion to Extend Time (Generic) (BNC-PDF)) No. of Notices: 1. Notice Date 07/27/2023. (Admin.) (Entered: 07/27/2023)
08/02/2023	13 (9 pgs)	Answer To Complaint For: Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Postpetition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment Filed by Jamie Lynn Gallian . [EDB] (NB8) (Entered: 08/02/2023)
08/07/2023	14 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Barnhardt, Bradford. (Barnhardt, Bradford) (Entered: 08/07/2023)
08/07/2023	15 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Hays, D. (Hays, D) (Entered: 08/07/2023)
08/18/2023	16 (7 pgs)	Answer To Complaint For: Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Post-Petition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment Filed by Robert J. McLelland . [EDB](NB8) (Entered: 08/21/2023)
08/21/2023	17 (36 pgs)	Motion to strike <i>Plaintiff's Notice of Motion and Motion to Strike Debtor's Answer; Memorandum of Points and Authorities; and Request for Judicial Notice in Support Thereof, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	18 (8 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to Ronald J. Pierpont Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	19 (8 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to J-Pad LLC Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)

08/21/2023	20 (8 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to J-Sandcastle Co., LLC Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	21	Hearing Set (RE: related document(s) 17 Plaintiff's Motion To Strike Debtor's Answer filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) The Hearing date is set for 9/12/2023 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 08/21/2023)
08/21/2023	22 (2 pgs)	Notice That a Default Has Not Been Entered by the Clerk Against Defendant(s) Ronald J. Pierpont (RE: related document(s) 18 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/21/2023)
08/21/2023	23 (2 pgs)	Notice That a Default Has Not Been Entered by the Clerk Against Defendant(s) J-PAD, LLC (RE: related document(s) 19 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/21/2023)
08/21/2023	24 (2 pgs)	Notice That a Default Has Not Been Entered by the Clerk Against Defendant(s) J-Sandcastle Co., LLC (RE: related document(s) 20 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/21/2023)
08/21/2023	25 (10 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to Ronald J. Pierpont Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	26 (10 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to J-Sandcastle Co., LLC Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	27 (10 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to J-Pad LLC Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/22/2023	28 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Masud, Laila. (Masud, Laila) (Entered: 08/22/2023)
08/22/2023	29 (2 pgs)	Notice That Clerk Has Entered Default Against Defendant(s) Ronald J. Pierpont (RE: related document(s) 25 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/22/2023)
08/22/2023	30 (2 pgs)	Notice That Clerk Has Entered Default Against Defendant(s) J-Sandcastle Co., LLC (RE: related document(s) 26 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/22/2023)
08/22/2023	31 (2 pgs)	Notice That Clerk Has Entered Default Against Defendant(s) J-Pad, LLC (RE: related document(s) 27 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/22/2023)

08/23/2023	32 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 22 Notice that Clerk Has Not Entered Default (BNC)) No. of Notices: 1. Notice Date 08/23/2023. (Admin.) (Entered: 08/23/2023)
08/23/2023	33 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 23 Notice that Clerk Has Not Entered Default (BNC)) No. of Notices: 1. Notice Date 08/23/2023. (Admin.) (Entered: 08/23/2023)
08/23/2023	34 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 24 Notice that Clerk Has Not Entered Default (BNC)) No. of Notices: 1. Notice Date 08/23/2023. (Admin.) (Entered: 08/23/2023)
08/24/2023	35 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 29 Notice that Clerk Has Entered Default (BNC)) No. of Notices: 1. Notice Date 08/24/2023. (Admin.) (Entered: 08/24/2023)
08/24/2023	36 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 30 Notice that Clerk Has Entered Default (BNC)) No. of Notices: 1. Notice Date 08/24/2023. (Admin.) (Entered: 08/24/2023)
08/24/2023	37 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 31 Notice that Clerk Has Entered Default (BNC)) No. of Notices: 1. Notice Date 08/24/2023. (Admin.) (Entered: 08/24/2023)
09/08/2023	38 (7 pgs)	Status report - <i>Joint Status Report; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 1 Complaint). (DE Leest, Aaron) (Entered: 09/08/2023)
09/12/2023	39 (6 pgs)	Notice of lodgment <i>With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 17 Motion to strike <i>Plaintiff's Notice of Motion and Motion to Strike Debtor's Answer; Memorandum of Points and Authorities; and Request for Judicial Notice in Support Thereof, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden (DE Leest, Aaron) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden). (Israel, Eric) (Entered: 09/12/2023)
09/12/2023	40	Hearing Held On Motion (RE: related document(s) 17 Plaintiff's Motion To Strike Debtor's Answer filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) - ORDER BY ATTORNEY - MOTION GRANTED (NB8) (Entered: 09/15/2023)
09/20/2023	41 (2 pgs)	Order Granting Trustee's Motion to Strike Debtor's Answer; Ordered That: 1. Motion is Granted as to the Trustee Only, and the reference to Hauser Brothers is disregarded. 2. The Debtor's answer [docket no. 13] is Stricken. (BNC-PDF) (Related Doc # 17) Signed on 9/20/2023 (AM) (Entered: 09/20/2023)
09/22/2023	42 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 41 Order (Generic) (BNC-PDF)) No. of Notices: 2. Notice Date 09/22/2023. (Admin.) (Entered: 09/22/2023)
09/26/2023	43 (9 pgs)	Stipulation By Jeffrey I Golden (TR) and <i>Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, and E.J. Gallian for Judgment to Avoid Liens; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 09/26/2023)

09/26/2023	44 (7 pgs)	Notice of lodgment <i>in an Adversary Proceeding; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 43 Stipulation By Jeffrey I Golden (TR) and <i>Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, and E.J. Gallian for Judgment to Avoid Liens; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) filed by Trustee Jeffrey I Golden (TR)). (DE Leest, Aaron) (Entered: 09/26/2023)
09/26/2023	45	Hearing Continued On Status Conference (RE: related document(s) 1 Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Postpetition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment) - ORDER BY ATTORNEY - PRE-TRIAL CONFERENCE HEARING SET FOR MAY 28, 2024 AT 1:30 P.M. IN COURTROOM 5C, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701. DISCOVERY CUTOFF: FEBRUARY 29, 2024. LAST DAY TO FILE PRE-TRIAL MOTIONS: APRIL 5, 2024. The case judge is Scott C Clarkson (NB8) (Entered: 10/02/2023)
10/03/2023	46 (2 pgs)	IT IS ORDERED: 1. The Discovery Cut-Off Date Shall Be February 29, 2024. This Date Includes The Date By Which All Discovery Motions, Shall Be Resolved. 2. The Last Date For Filing Pre-Trial Motions Is April 5, 2024. The Pre-Trial Conference Shall Be Held On MAY 28, 2024, AT 1:30 P.M. In Courtroom 5C, Located At 411 West Fourth Street, Santa Ana, CA 92701. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) Signed on 10/3/2023. (NB8) (Entered: 10/03/2023)
10/03/2023	47 (3 pgs)	STIPULATED JUDGMENT Against Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, And E. J. Gallian To Avoid Liens. IT IS ORDERED: The Stipulation For Judgment Is APPROVED In Its Entirety. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendants That The Stipulating Defendants Are Not Parties To Any Security Agreement Or Agreements That Would Grant Them A Security Interest In Or Lien On The Manufactured Home Located AT 16222 Monterey Lane, Space No. 376, Huntington Beach, CA 92649, Decal No. LBM1081, Serial Number: AC7V710394GA, AC7V710394GB (The "Property"). Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendants That The Stipulating Defendants Have No Interest In The Property. Judgment Is Entered In Favor Of The Trustee And Against Steven D. Gallian And Brian J. Gallian That The "Statement To Encumber" (The "Statement To Encumber") That Was Executed And Submitted To The California Department Of Housing And Community Development (The "HCD") On Or About August 20, 2020, Adding Steven D. Gallian And Brian J. Gallian As Legal Owners (i.e., Lienholders) On The Certificate Of Title For The Property And Any Related Lien Is Avoided And Preserved For The Benefit Of The Debtor's Estate. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendants That The Following UCC Financing Statements (UCC-3) And Any Related Liens Are Avoided And Preserved For The Benefit Of The Debtor's Estate. The Trustee And The Stipulating Defendants Shall Bear Their Own Attorney's Fees And Costs. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) (Related Doc # 43) Signed on 10/3/2023 (NB8) (Entered: 10/03/2023)
10/05/2023	48 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 46 Order (Generic) (BNC-PDF)) No. of Notices: 2. Notice Date 10/05/2023. (Admin.) (Entered: 10/05/2023)

10/05/2023	49 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 47 JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 10/05/2023. (Admin.) (Entered: 10/05/2023)
10/09/2023	50 (3 pgs)	Notice of Change of Address <i>Notice of Attorney Change of Law Firm.</i> (Barnhardt, Bradford) (Entered: 10/09/2023)
10/09/2023	51 (4 pgs)	Notice of Change of Address <i>Notice of Attorney Change of Law Firm.</i> (Masud, Laila) (Entered: 10/09/2023)
01/25/2024	52 (6 pgs)	Stipulation By Jeffrey I Golden (TR) and <i>Defendant Robert J. McLelland. Stipulation for Judgment Between the Trustee and Defendant Robert J. McLelland, With Proof of Service.</i> Filed by Trustee Jeffrey I Golden (TR) (Malmed, Shantal) (Entered: 01/25/2024)
01/25/2024	53 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Malmed, Shantal. (Malmed, Shantal) (Entered: 01/25/2024)
03/18/2024	54 (6 pgs)	Notice of lodgment <i>With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 52 Stipulation By Jeffrey I Golden (TR) and <i>Defendant Robert J. McLelland. Stipulation for Judgment Between the Trustee and Defendant Robert J. McLelland, With Proof of Service.</i> Filed by Trustee Jeffrey I Golden (TR) filed by Trustee Jeffrey I Golden (TR)). (Malmed, Shantal) (Entered: 03/18/2024)
03/21/2024	55 (7 pgs)	Notice of lodgment <i>Re Stipulated Judgment Against Defendant Robert J. McLelland to Avoid Liens, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 52 Stipulation By Jeffrey I Golden (TR) and <i>Defendant Robert J. McLelland. Stipulation for Judgment Between the Trustee and Defendant Robert J. McLelland, With Proof of Service.</i> Filed by Trustee Jeffrey I Golden (TR) filed by Trustee Jeffrey I Golden (TR)). (Malmed, Shantal) (Entered: 03/21/2024)
03/21/2024	56 (6 pgs)	Notice of lodgment <i>re Proposed Order Approving Stipulated Judgment Against Defendant Robert J. McLelland to Avoid Liens, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 52 Stipulation By Jeffrey I Golden (TR) and <i>Defendant Robert J. McLelland. Stipulation for Judgment Between the Trustee and Defendant Robert J. McLelland, With Proof of Service.</i> Filed by Trustee Jeffrey I Golden (TR) filed by Trustee Jeffrey I Golden (TR)). (Malmed, Shantal) (Entered: 03/21/2024)
03/26/2024	57 (1 pg)	Order Continuing Pre-Trial Conference. IT IS ORDERED: The Pre-Trial Conference Scheduled For May 28, 2024 Is Hereby CONTINUED TO JUNE 18, 2024, AT 1:30 P.M. In Courtroom 5C, Located At 411 West Fourth Street, Santa Ana, CA 92701. (BNC-PDF) Signed on 3/26/2024. (NB8) (Entered: 03/26/2024)
03/27/2024	58 (218 pgs)	Motion for Default Judgment - <i>Plaintiff's Motion for Default Judgment under LBR 7055-1 (Ronald J. Pierpont); proof of service</i> Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. (Malmed, Shantal) (Entered: 03/27/2024)
03/27/2024	59 (247 pgs)	Motion for Default Judgment - <i>Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Sandcastle Co., LLC); proof of service</i> Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. (Malmed, Shantal) (Entered: 03/27/2024)

03/27/2024	60 (345 pgs)	Motion for Default Judgment - <i>Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service</i> Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. (Malmed, Shantal) (Entered: 03/27/2024)
03/27/2024	61	Hearing Set (RE: related document(s) 58 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against Ronald J. Pierpont filed by Plaintiff Jeffrey I. Golden) The Hearing date is set for 5/7/2024 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 03/27/2024)
03/27/2024	62	Hearing Set (RE: related document(s) 59 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Sandcastle Co., LLC filed by Plaintiff Jeffrey I. Golden) The Hearing date is set for 5/7/2024 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 03/27/2024)
03/27/2024	63	Hearing Set (RE: related document(s) 60 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Pad LLC filed by Plaintiff Jeffrey I. Golden) The Hearing date is set for 5/7/2024 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 03/27/2024)
03/28/2024	64 (3 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 57 Order (Generic) (BNC-PDF)) No. of Notices: 2. Notice Date 03/28/2024. (Admin.) (Entered: 03/28/2024)
03/29/2024	65 (2 pgs)	Order Approving Stipulated Judgment Against Defendant Robert J. McLelland To Avoid Liens. IT IS ORDERED: 1. The Stipulation For Judgment Is APPROVED In Its Entirety. (BNC-PDF) (Related Doc # 52) Signed on 3/29/2024 (NB8) (Entered: 03/29/2024)
03/29/2024	66 (3 pgs)	Stipulated Judgment Against Defendant Robert J. McLelland To Avoid Liens. IT IS ORDERED: 1. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendant That The Stipulating Defendant Is Not A Party To Any Security Agreement Or Agreements That Would Grant Him A Security Interest In Or Lien On The Manufactured Home Located At 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal #LBM1081, Serial #AC7V710394GA, AC7V710394GB (The "Property"). 2. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendant That The Stipulating Defendant Has No Interest In The Property. 3. Judgment Is Entered In Favor Of The Trustee And Against Robert J. McLelland That The "Statement Of Facts" (The "Statement Of Facts") That Was Executed And Submitted To The California Department Of Housing And Community Development (The "HCD") On Or About August 2, 2021, Adding "J-Pad LLC Or Robert McLelland" As The Legal Owners (i.e., Lienholders) On The Certificate Of Title For Property And Any Related Lien Is Avoided And Preserved For The Benefit Of The Debtor's Estate. 4. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendant That The Following UCC Financing Statement Amendments (UCC-3) And Any Related Liens Are Avoided And Preserved For The Benefit Of The Debtor's Estate. 5. The Trustee And The Stipulating Defendant Shall Bear Their Own Attorney's Fees And Costs. 6. The Stipulating Defendant Shall Cooperate In A Timely Manner With The Trustee To Carry Out The Purpose And Effect Of The Stipulation For Judgment Including Executing Any Further Documents That May Be Required. 7. Pursuant Of Rule 54 Of The Federal Rules Of Civil Procedure There Is No Just Reason For Delay In Entry Of This Judgment Against The Stipulating Defendants. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) (Related Doc # 52) Signed on 3/29/2024 (NB8) (Entered: 03/29/2024)

		03/29/2024)
03/31/2024	67 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 65 JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 03/31/2024. (Admin.) (Entered: 03/31/2024)
03/31/2024	68 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 66 JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 03/31/2024. (Admin.) (Entered: 03/31/2024)
04/04/2024	69 (8 pgs)	Errata -Notice of Errata re Motion for Default Judgment under LBR 7055-1 (Ronald J. Pierpont); proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 58 Motion for Default Judgment - Plaintiff's Motion for Default Judgment under LBR 7055-1 (Ronald J. Pierpont); proof of service). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	70 (7 pgs)	Errata -Notice of Errata re Motion for Default Judgment unde LBR 7055-1 (J-Sandcastle Co., LLC); proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 59 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Sandcastle Co., LLC); proof of service). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	71 (8 pgs)	Errata -Notice of Errata re Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 60 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	72 (7 pgs)	Notice of lodgment in an Adversary Proceeding; proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 58 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (Ronald J. Pierpont); proof of service Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. filed by Plaintiff Jeffrey I. Golden). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	73 (6 pgs)	Notice of lodgment of Judgment in an Adversary Proceeding; proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 59 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Sandcastle Co., LLC); proof of service Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. filed by Plaintiff Jeffrey I. Golden). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	74 (7 pgs)	Notice of lodgment of Judgment in Adversary Proceeding; proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 60 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. filed by Plaintiff Jeffrey I. Golden). (DE Leest, Aaron) (Entered: 04/04/2024)
04/05/2024	75 (4 pgs)	Voluntary Dismissal of Motion Notice of Withdrawal of Motion for Default Judgment Under LBR 7055-1 Against J-Pad LLC (Docket No. 60) and Notice of Errata (Docket No. 71), With Proof of Service Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 60 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service). (DE Leest, Aaron) (Entered: 04/05/2024)

04/05/2024	76 (316 pgs)	Motion for Default Judgment <i>Plaintiff's Motion for Default Judgment Under LBR 7055-1 (J-PAD LLC), With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) Default Judgment Motion due by 05/6/2024. (Malmed, Shantal) (Entered: 04/05/2024)
04/05/2024	77	Hearing Set (RE: related document(s) 76 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-PAD LLC filed by Trustee Jeffrey I Golden (TR)) The Hearing date is set for 5/7/2024 at 01:30 PM at Ctrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 04/08/2024)
05/07/2024	90	Hearing Held On Motion (RE: related document 58 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against Ronald J. Pierpont) - ORDER BY ATTORNEY - BY DEFAULT MOTION GRANTED (NB8) (Entered: 05/13/2024)
05/07/2024	91	Hearing Held On Motion (RE: related document 59 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Sandcastle Co., LLC) - ORDER BY ATTORNEY - BY DEFAULT MOTION GRANTED (NB8) (Entered: 05/13/2024)
05/07/2024	92	Hearing Held On Motion (RE: related document 60 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Pad LLC) HEARING ON MOTION OFF CALENDAR PER NOTICE OF WITHDRAWAL OF MOTION FOR DEFAULT JUDGMENT UNDER LBR7055-1 AGAINST J-PAD LLC (DOCKET nO. 60) AND NOTICE OF ERRATA (DOCKET NO. 7) FILED 4-5-2024 - (DOCKET NO. 75) (NB8) (Entered: 05/13/2024)
05/07/2024	93	Hearing Held On Motion (RE: related document 76 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Pad LLC) - ORDER BY ATTORNEY - BY DEFAULT MOTION GRANTED (NB8) (Entered: 05/13/2024)
05/10/2024	78 (2 pgs)	Order Granting Motion For Default Judgment Against Defendant J-Pad LLC. IT IS ORDERED: 1. The Motion Is GRANTED In Its Entirety. 2. A Separate Judgment Against The Defendant Will Be Entered Contemporaneously Herewith. (BNC-PDF) (Related Doc # 76) Signed on 5/10/2024. (NB8) (Entered: 05/10/2024)
05/10/2024	79 (3 pgs)	DEFAULT JUDGMENT Against J-Pad LLC. IT IS ORDERED: Re: 1. Default Judgment Is Entered In Favor Of The Plaintiff And Against The Defendant On The Plaintiff's First And Fifth Claims For Relief In The Complaint. 2. The Transfer To The Defendant Of A Lien On And Security Interest In The Manufactured Home Located At 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal # LBM1081, Serial # AC7V710394GA, AC7V710394GB (The Property) Reflected By The Secured Promissory Note And Security Agreement Between J-Sandcastle Co., LLC And The Defendant Dated November 16, 2018 And Lien On The Property In The Amount Of \$225,000 In Favor Of The Defendant Are Avoided And Preserved For The Benefit Of The Debtor's Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 3. The Transfers To The Defendant Relating To The Property, Including The following UCC Financing Statements (UCC-1) And UCC Financing Statement Amendments (UCC-3), And Any Liens On The Property In Favor Of The Defendant Are Avoided And Preserved For The Benefit Of The Debtor's Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 4. The Debtor's Transfers To The Defendant Reflected By The Statement Of Facts Submitted To The California Department Of Housing And

		Community Development On Or About August 6, 2021, Stating That The Legal Owner Of The Property Was The Defendant And That The Defendant Perfected Its Lien On January 14, 2019, And The Statement To Encumber Executed On January 14, 2019, Reflecting That The Legal Owner Of The Property Was The Defendant And Any Liens On The Property In Favor Of The Defendant Are Avoided And Preserved For The Benefit Of The Debtor's Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 5. Pursuant Of Rule 54 Of The Federal Rules Of Civil Procedure There Is No Just Reason For Delay In Entry Of This Judgment Against The Defendant. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) Signed on 5/10/2024 (RE: related document(s) 76 Motion for Default Judgment filed by Trustee Jeffrey I Golden (TR)). (NB8) (Entered: 05/10/2024)
05/10/2024	80 (2 pgs)	Order Granting Motion For Default Judgment Against Defendant J-Sandcastle Co., LLC. IT IS ORDERED: 1. The Motion Is GRANTED In Its Entirety. 2. A Separate Judgment Against The Defendant Will Be Entered Contemporaneously Herewith. (BNC-PDF) (Related Doc # 59) Signed on 5/10/2024. (NB8) (Entered: 05/10/2024)
05/10/2024	81 (2 pgs)	DEFAULT JUDGMENT Against J-Sandcastle Co., LLC. IT IS ORDERED: 1. Default Judgment Is Entered In Favor Of The Plaintiff And Against The Defendant On The Plaintiffs First Claim For Relief In The Complaint. 2. The Debtor's Transfers Of The Manufactured Home Located At And Commonly Known As 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal # LBM1081, Serial # AC7V710394GA, AC7V710394GB (The Property) To The Defendant, Including Transferring Title To The Property On Or About November 15, 2018 And November 20, 2018, Are Hereby Avoided And Legal Title To The Property And The Beneficial Interest In The Property (Collectively The Subject Transfers) Is Recovered For The Benefit Of The Bankruptcy Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 3. The Subject Transfers Are Preserved For The Benefit Of The Estate Pursuant To 11 U.S.C. § 551. 4. Pursuant Of Rule 54 Of The Federal Rules Of Civil Procedure There Is No Just Reason For Delay In Entry Of This Judgment Against The Defendant. (BNC-PDF) Signed on 5/10/2024 (RE: related document(s) 59 Motion for Default Judgment filed by Plaintiff Jeffrey I. Golden). (NB8) (Entered: 05/10/2024)
05/10/2024	82 (2 pgs)	Order Granting Motion For Default Judgment Against Defendant Ronald J. Pierpont. IT IS ORDERED: 1. The Motion Is GRANTED In Its Entirety. 2. A Separate Judgment Against The Defendant Will Be Entered Contemporaneously Herewith. (BNC-PDF) (Related Doc # 58) Signed on 5/10/2024. (NB8) (Entered: 05/10/2024)
05/10/2024	83 (3 pgs)	DEFAULT JUDGMENT Against Ronald J. Pierpont. IT IS ORDERED: 1. Default Judgment Is Entered In Favor Of The Plaintiff And Against The Defendant On The Plaintiff's Fifth And Sixth Claims For Relief In The Complaint. 2. The Defendant Is Not A Party To Any Security Agreement Or Agreements That Would Grant Defendant A Security Interest In Or Lien On The Manufactured Home Located At 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal # LBM1081, Serial # AC7V710394GA, AC7V710394GB (The Property). 3. The Defendant Has No Interest In The Property. 4. The Defendant Does Not Have Any Valid, Perfected, And/Or Unavoidable Liens On The Property. 5. The Transfers To The Defendant Relating To The Property, Including The following UCC Financing Statement Amendments (UCC-3), And Any Liens On The Property In Favor Of The Defendant Are Avoided And Preserved For The Benefit Of The Debtor's Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 6. Pursuant Of Rule 54

Case 8:21-bk-11710-SC Doc 500 Filed 11/01/24 Entered 11/04/24 09:59:33 Desc
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		Of The Federal Rules Of Civil Procedure There Is No Just Reason For Delay In Entry Of This Judgment Against The Defendant. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) Signed on 5/10/2024 (RE: related document(s) 58 Motion for Default Judgment filed by Plaintiff Jeffrey I. Golden). (NB8) (Entered: 05/10/2024)
05/12/2024	84 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 79 DEFAULT JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	85 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 81 DEFAULT JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	86 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 83 DEFAULT JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	87 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 78 Order on Motion for Default Judgment (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	88 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 80 Order on Motion for Default Judgment (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	89 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 82 Order on Motion for Default Judgment (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/28/2024	94	Hearing Continued On Pre-Trial Conference (RE: related document(s) 1 Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Postpetition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment) - PRE-TRIAL CONFERENCE HEARING CONTINUED TO JUNE 18, 2024 AT 1:30 P.M. IN COURTROOM 5C, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701 PER ORDER CONTINUING PRE-TRIAL CONFERENCE ENTERED 3-26-2024 - (DOCKET NO. 57) The case judge is Scott C Clarkson (NB8) (Entered: 05/28/2024)
06/04/2024	95 (7 pgs)	Status report - <i>Status Report for Pretrial Conference and Request to Dismiss Remaining Alternative and Additional Claims for Relief; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 1 Complaint). (DE Leest, Aaron) (Entered: 06/04/2024)
06/18/2024	96	Hearing Held On Pre-Trial Conference (RE: related document 1 Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Postpetition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment) - ORDER BY ATTORNEY - PRE-TRIAL CONFERENCE HEARING HELD - REQUEST TO DISMISS ALL REMAINING CLAIMS WITHOUT PREJUDICE GRANTED. (NB8) Modified on 6/28/2024 (NB8). (Entered: 06/28/2024)
07/01/2024	97 (7 pgs)	Notice of lodgment <i>of order in Adversary Proceeding; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 1 Adversary case 8:23-ap-01064. Complaint by Jeffrey I. Golden, Chapter 7 Trustee against J-SANDCASTLE CO., LLC, J-PAD LLC, STEVEN D. GALLIAN, BRIAN J. GALLIAN, JUSTIN BARCLAY, RONALD J.

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		PIERPONT, ROBERT J. MCLELLAND, E. J. GALLIAN. (\$350.00 Fee Charge To Estate). <i>Chapter 7 Trustee's Complaint: (1) To Avoid and Recover Fraudulent Transfers; (2) To Avoid and Recover PostPetition Transfers; (3) For Declaratory Relief; (4) For Breach of Contract; (5) For Money had and Received; and (6) Unjust Enrichment Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)),(21 (Validity, priority or extent of lien or other interest in property)),(91 (Declaratory judgment)),(02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy)))</i> (DE Leest, Aaron) - See docket entry no.: 2 for corrections - Modified on 7/3/2023 (NB8).). (DE Leest, Aaron) (Entered: 07/01/2024)
07/09/2024	98 (2 pgs)	Order Dismissing Trustee's Alternative And Remaining Claims Against The Defendants Without Prejudice. IT IS ORDERED: 1. The Alternative And Remaining Claims For Relief In The Plaintiff's Complaint Are DISMISSED Without Prejudice, As Follows: a. The Seventh Claim For Relief Is DISMISSED Against Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, E. J. Gallian, And Robert J. McLelland, Without Prejudice. b. The First, Second, Third, Fourth, And Seventh Claims For Relief Are DISMISSED Against Defendant Ronald J. Pierpont, Without Prejudice. c. The Second, Third, Fourth, Sixth, Seventh, Eighth, Ninth, And Tenth Claims For Relief Are DISMISSED Against Defendant J-Pad LLC Without Prejudice. d. The Second, Third, Fourth, Fifth, Sixth, And Seventh Claims For Relief Are DISMISSED Against Defendant J-Sandcastle Co., LLC, Without Prejudice. (BNC-PDF) Signed on 7/9/2024. (NB8) (Entered: 07/09/2024)
07/11/2024	99 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 98 Order (Generic) (BNC-PDF)) No. of Notices: 2. Notice Date 07/11/2024. (Admin.) (Entered: 07/11/2024)

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Transaction Receipt

07/18/2024 09:01:45

PACER Login:	Slurpyjam	Client Code:	
Description:	Docket Report	Search Criteria:	8:23-ap-01064-SC Fil or Ent: filed From: 4/19/2022 To: 7/18/2024 Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	11	Cost:	1.10

JAMIE LYNN GALLIAN
16222 MONTEREY LANE UNIT 376
HUNTINGTON BEACH, CA 92649
714-321-3449
JAMIEGALLIAN@GMAIL.COM

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA-SANTA ANA DIVISION

IN RE:,

JAMIE LYNN GALLIAN

DEBTOR

Case No.: 8:21-BK-11710-SC

REQUEST TO ADDRESS THE COURT ON 8/27/2024
AT 1:30PM
NOTICE OF LODGEMENT OF RONALD J.
PIERPONT NOTICE OF MOTION AND MOTION TO
SET ASIDE DEFAULT JUDGMENT.

TO THE HONORABLE SCOTT C CLARKSON, UNITED STATES TRUSTEE, CHAPTER 7 TRUSTEE, AND
HIS ATTORNEY'S OF RECORD

PURSUANT TO THE COURTS TENTATIVE RULING, DEBTOR SEEKS PERMISSION

TO THE HONORABLE SCOTT C. CLARKSON, Ms. Jamie Lynn Gallian would like to request permission to
address this Honorable Court on Tuesday, August 27, 2024, at 1:30pm.

In the interest of justice, fairness and equity, Ms. Gallian respectfully asks this Court for an opportunity to address
the Court regarding the two matters now before this Court. Ms. Gallian has suffered for weeks from the Covid-19
illness and has still not fully recovered. For this reason Ms. Gallian believes that important matters be brought to the
for the Court's attention and consideration before the Court final decision is determined on the two Motions

EXECUTED THIS 26TH DAY OF AUGUST, 2024 AT HUNTINGTON BEACH, CA COUNTY OF ORANGE


JAMIE LYNN GALLIAN

NOTICE OF LODGEMENT OF RONALD J. PIERPONT NOTICE OF MOTION AND MOTION TO SET ASIDE
DEFAULT JUDGMENT. - 1

RONALD J. PIERPONT
16222 Monterey Ln. Unit 376
Huntington Beach, CA 92649
(203)715-6259

Ronpierpont7@gmail.com

Defendant In Pro Per

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

In re

JAMIE LYNN GALLIAN,

Debtor.

JEFFREY I. GOLDEN, Chapter 7 Trustee

Plaintiffs,

v.

RONALD J. PIERPONT;
J-SANDCASTLE CO., LLC; J-PAD LLC;
STEVEN D. GALLIAN; BRIAN J. GALLIAN;
MINOR GALLIAN; JUSTIN BARCLAY;
ROBERT J. MCLELLAND;

Defendants.

Adv. No. 8:23-ap-01064-SC

Case No. 8:21-bk-11710-SC

Chapter 7

**NOTICE OF MOTION AND
MOTION TO SET ASIDE ENTRY OF
DEFAULT AND DEFAULT JUDGMENT,
FOR MISTAKE, INADVERTENCE, AND
EXCUSABLE NEGLECT CCP 473.6;
POINTS AND AUTHORITIES;
DECLARATION OF RONALD J.
PIERPONT**

[FRBP 9024; FRCP 55(b); FRCP 60(b)(1);
FRBP 7012(b); FRCP 12(b)(5); FRBP
7004(b)(9)]

(Filed concurrently with Notice of Motion.)

Hearing on Motion to Set Aside:

Date: 9/24/2024

Time: 1:30P.M.

Courtroom: 5C

411 E Fourth Street, Santa Ana, CA 92701

TO ALL PARTIES AND TO THE THEIR RESPECTIVE ATTORNEYS OR RECORD:

PLEASE TAKE NOTICE that Defendant RONALD J. PIERPONT (“Defendant”)

hereby gives notice that 9/24/2024, at 1:30P.M. in Courtroom 5C of the United States

Bankruptcy Court located at 411 E. 4th Street, Santa Ana, CA 92701, Defendant will move the

1 **Court to Vacate the Default Judgement entered against Ronald J. Pierpont on or about May 10,**
2 **2024**

3 **TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY**
4 **JUDGE, UNITED STATE TRUSTEE, AND ALL OTHER INTERESTED PARTIES:**

5 **I. INTRODUCTION**

6 By way of this motion, Ronald J. Pierpont, (“defendant”) respectfully moves this honorable
7 court to set aside the entry of default under FRCP 55(c) in that the complaint and summons were not
8 served on the defendant as required by law; Defendant Pierpont inadvertently failed to respond due to
9 his mistake, inadvertence, and/or excusable neglect and was not living in the State of California during
10 the period of appearances in the United States Bankruptcy Court.

11 Crucially, “judgment by default is a drastic step appropriate only in extreme circumstances; a
12 case should, whenever possible, be decided on the merits.” *United States v. Signed Pers. Check No.*
13 *730 of Yubran S. Mesle*, 615 F.3d 1085, 1091 (9th Cir. 2010).

14 Here, in the majority of the calendar year 2023, the defendant was suffering a psychotic break,
15 increased state of paranoia and delusions, unable to know the difference between what was real or his
16 psychosis, Defendant was not behaving like himself. Defendant sought intervention by medical
17 professionals with short term stays at Hoag Hospital and St. Joseph Hospital. Defendant was not
18 responding to out-patient treatment. In or about August 2023, defendant hit rock bottom with a 5 day
19 stay in the Orange County Men’s Jail. This was the turning point for Defendant Pierpont. During this
20 time, the Debtor was not in contact with Mr. Pierpont.

21 Mr. Pierpont, originally from Connecticut where he was born and where his mother, brother,
22 sister-in-law, and his three adult children still reside, flew home to Connecticut to seek help from his
23 family members.

24 Upon arrival in Connecticut, Mr. Pierpont sought the support of his mother. Mr. Pierpont
25 stayed with his mother for a few weeks. He began working in an automotive shop and was offered a
26 room at the Owner of the Automotive Shop temporarily. Due to unstable events, continued delusions,
27 periods of psychosis, problems with reality and continued psychotic mental breaks, and other negative
28

1 events in the defendants life, Mr. Pierpont's older brother, Richard Pierpont in consultation with
2 family members made the difficult decision to intervene .

3 Mr. Pierpont was involuntarily committed to a drug rehabilitation program for an extended
4 period of time in the State of Connecticut. Defendant was not aware of the Plaintiff's Adversary
5 Complaint and Summons served by U.S. Mail on or about July 6, 2023, docket 3, to an address in
6 Yorba Linda, CA. Mr. Pierpont has never resided at this address. When first moving to California for
7 work in 2010, Mr. Pierpont was staying in Big Bear, CA during a training program he attended.

8 Defendant did not appear in the United States Bankruptcy Court because defendant Pierpont
9 was not aware of any U.S. Mail Service of a Complaint or Summons until July 2024. No U.S. Mail
10 was sent to Connecticut by the Plaintiff. Plaintiff apparently used an incorrect address listed on the
11 Debtors petition. Plaintiff's lack of due diligence may have contributed and caused this error.

12 Accordingly, Defendant respectfully requests that the entry of default and default judgment be
13 set aside for failure to serve the defendant in Connecticut by U.S. Mail, therefore defendants excusable
14 surprise, excusable mistake and inadvertence for defendants non-appearance in the bankruptcy court
15 be set aside and Defendant wishes to file an answer and defend himself in this action.

16 **II. GOOD CAUSE EXISTS TO SET ASIDE THE ENTRY OF DEFAULT**
17 **AND DEFAULT JUDGMENT**

18 Federal Rules of Bankruptcy Procedure, Rule 7055 provides that: "Rule 55 F.R.Civ.P. applies
19 in adversary proceedings." In turn, Federal Rules of Civil Procedure, Rule 55(c) provides that "The
20 court may set aside an entry of default for good cause." The "factors derived from the 'good cause'
21 standard that governs the lifting of entries of default under Fed.R.Civ.P. 55(c) govern the vacating of a
22 default judgment under Rule 60(b) as well." *TCI Grp. Life Ins. Plan v. Knoebber*, 244 F.3d 691, 696
23 (9th Cir. 2001), *as amended on denial of reh'g and reh'g en banc* (May 9, 2001).

24 Federal Rules of Bankruptcy Procedure, Rule 9024, provides that "Rule 60 F.R.Civ.P. applies
25 in cases under the Code...." In turn, Federal Rules of Civil Procedure, Rule 60(b)(1) allows the court to
26 set aside the default on the basis of "mistake, inadvertence, surprise, or excusable neglect."
27
28

1 As *Rutter* explains: “‘Surprise, inadvertence or excusable neglect’: These terms all boil down
2 to excusable neglect: i.e., has the moving party shown a reasonable excuse for the default.” *Setting*
3 *Aside a Default or Default Judgment*, Rutter Group Prac. Guide Fed. Civ. Pro. Before Trial Ch. 6-E
4 (*Meadows v. Dominican Republic*, 817 F.2d 517, 520 (9th Cir. 1987)).

5 On motion and just terms, the court may relieve a part or its legal representative from a final
6 judgement, order, or proceeding for mistake, inadvertence, surprise, or excusable neglect. Federal
7 Rules of Civil Procedure Rule 60(a)(1).” *Setting Aside a Default or Default Judgment*, Rutter Group
8 Prac. Guide Fed. Civ. Pro. Before Trial Ch. 6-E (citing *United States v. Aguilar*, 782 F.3d 1101, 1105
9 (9th Cir. 2015)).

10 “‘Judgment by default is a drastic step appropriate only in extreme circumstances; a case
11 should, whenever possible, be decided on the merits.’ *Falk v. Allen*, 739 F.2d 461, 463 (9th Cir. 1984).
12 Our rules for determining when a default should be set aside are solicitous towards movants,
13 especially those whose actions leading to the default were taken without the benefit of legal
14 representation.” *United States v. Signed Pers. Check No. 730 of Yubran S. Mesle*, 615 F.3d 1085, 1089
15 (9th Cir. 2010).

16 “Excusable neglect is an equitable concept that takes account of factors such as ‘prejudice, the
17 length of the delay and impact on judicial proceedings, the reason for the delay, including whether it
18 was within the reasonable control of the movant, and whether the movant acted in good faith.’”
19 *Franchise Holding II, LLC v. Huntington Restaurants Grp., Inc.*, 375 F.3d 922, 927 (9th Cir. 2004).

20 As explained below, the reasonable excuse is that the plaintiff did not serve the defendant in
21 Connecticut, in the manner required by FRBP 7004(b)(9), and the defendant did not receive any notice
22 of Plaintiff’s complaint.

23 **A. There Was No Conscious Decision by Defendant To Avoid Defending This**
24 **Complaint. Defendant was without Counsel and was involuntarily Detained in**
25 **the State of Connecticut without the Ability To Hire Counsel. Defendant Wishes**
26 **to Prepare a Response and Defend and prays this detainment in another state**
27 **Sufficient to Set Aside the Default**
28

1 “The mistake of fact must be reasonable under the circumstances. This usually turns on the
2 justifiability of defendant's failure to ascertain the correct facts. Relief will not be granted where the
3 failure to respond reflects the conscious desire to avoid defending the suit.” *Setting Aside a Default or*
4 *Default Judgment*, Rutter Group Prac. Guide Fed. Civ. Pro. Before Trial Ch. 6-E, 6:158.

5 Here, the defendant did not respond because plaintiff did not serve the defendant in
6 Connecticut in the manner required by FRBP 7004(b)(9). The defendant did not receive any notice in
7 the mail at his place of residence in Connecticut in 2023, at the time of the Summons and Complaint
8 were filed and served at a defective address in California.

9 This Court is empowered to set aside the default solely on the basis of mistake. Defendant’s
10 prompt action by filing this motion for relief from the default can and should be set aside to allow this
11 matter to be decided on the merits.

12 **B. Excusable Neglect Also Allows the Default to be Set Aside**

13 Under Rule 60(b)(1), a court may set aside a default judgment for “excusable neglect.” “[T]he
14 three disjunctive factors used to determine if ‘excusable neglect’ could permit setting aside the [a
15 defendant’s] default [are]: (1) whether the party seeking to set aside the default engaged in culpable
16 conduct that led to the default; (2) whether it had no meritorious defense; or (3) whether reopening the
17 default judgment would prejudice the other party.” *United States v. Aguilar*, 782 F.3d 1101, 1105 (9th
18 Cir. 2015).

19 Here, first, the party seeking to set aside the default did not engage in culpable conduct that led
20 to the default. Rather, the declaration of the defendant sets forth that the defendant was residing in the
21 state of Connecticut near his mother and three children 2023. Family members thereafter involuntarily
22 committed defendant for medical treatment. Defendant was working at his regular place of
23 employment in Connecticut when this detainment occurred.

24 Second, the defendant has numerous meritorious defenses, as set forth in the heading below.

25 Third, there is no “default judgment” to be reopened that would prejudice the other party.
26 Default judgment has been entered.

1 This Court is empowered to hear this adversary on the merits. Defendant respectfully requests
2 that this Court set aside the default judgment.

3 **C. Defendant Will Present a Meritorious Defense to All Causes of Action in the**
4 **Complaint**

5 Explained below are the meritorious defenses as relevant to setting aside the default. Defendant is the
6 manager of J-Pad, LLC since October 2018. Defendant married Jamie Gallian-Pierpont on September
7 27, 2014, almost ten years ago. Defendant and Jamie Gallian-Pierpont lived together at 4476 Alderport
8 Drive Huntington Beach, CA as their primary residence from the time they were married in September
9 2014 until September 11, 2018, in anticipation of the pending sale of the Alderport residence.

10 On or about September 11, 2018, Defendant and Debtor moved together to a 3 yr Lease/Rental
11 at 5782 Pinon Drive Huntington Beach, CA 92649 until Jamie Gallian-Pierpont previous homestead,
12 the Alderport home sold. The first buyers cancelled the sale on the same day a ie signed the 3-yr
13 Lease Agreement. However as fate would have it, another buyer was found and on October 31, 2018,
14 Alderport was sold to Mr. Randy Nickel. We looked in Rancho Del Rey most of the summer 2018.
15 On November 1, 2018, we purchased the Space 376 Skyline home from the seller Lisa Ryan at 16222
16 Monterey Lane as our primary residence. Defendant and Jamie Gallian-Pierpont moved from Pinon
17 Dr. after cancellation of the 3-year lease to Rancho Del Rey Mobilehome Estates approximately
18 November 7, 2018 during the painting and clean-up. Defendant lived with the a ie in Unit 376, has
19 completed a Residency Application with a ie Gallian-Pierpont, and submitted to Rancho Del Rey
20 Mobilehome Estates and is a Registered Tenant of Unit 376 with a ie. Gallian-Pierpont. Defendant
21 and a ie Gallian-Pierpont and Mr. Robert McLelland, our Roommate since 2014 at Alderport, were
22 all issued electronic gate cards by Chris Houser, the Park Operations Manager at the same time as all
23 other tenants during the change over to the electronic gate system.

24 Defendant returned from Connecticut to California on or about January 16, 2024, defendant
25 returned to his previous residence with a ie Gallian-Pierpont in Rancho Del Rey Mobilehome
26 Estates, the address listed on the California Driver's License.

1 Since November 2018, Defendant continue to be Listed as a Tenant, Space 376, at Rancho
2 Del Rey Mobilehome Estates. Mr. Pierpont was provided with an Electronic Entrance Card to access
3 the residence, Unit 376. The Security Guard at the front entrance gate at Rancho Del Rey has a readily
4 available list of all Tenants and Residents and their Space or Unit No. where they reside within the
5 Park.

6 The Defendant resumed residing with the Debtor in Unit 376, and continues to access his
7 residence with the electronic gate card issued to him in approximately late 2019, by Chris Houser,
8 Park Operations Manager for Rancho Del Rey.

9 **Defendant was [not] served with a Copy of the Trustee's Adversary Complaint**

10 The Defendant was [not] served with a Copy of the Trustee's Adversary Complaint filed on
11 June 30, 2023, Case No. 8:23-ap-01064-SC, Summons or Complaint even though the Trustee knew
12 from the Debtor during their telephone call on or about February 16, 2024, Mr. Pierpont was doing
13 unexpectedly quite well in Connecticut and was again a resident going to soon be with Ms. Gallian-
14 Pierpont in the Rancho Del Rey Park and looking for work, helping with chores since Debtor's friend
15 and roommate, Mr. Robert McLelland moved out of the room he was renting and staying in while
16 working local, instead of his permanent residence in Torrance to avoid the long commute to work,
17 after being served with the Trustee's Adversary Complaint. Mr. McLelland was trying to buy property
18 and did not want any problems with trying to obtain a loan or have anything attach to his real property.

TRUSTEE GENERAL ALLEGATIONS IN THE ADVERSARY, RE: RONALD J. PIERPONT

A. Plaintiff Trustee's Adversary Complaint alleges at Line 16, No. 33, page 6, Doc 1. Trustee's Complaint.

Thereafter, on August 20, 2020, the [Debtor] signed a "Statement to Encumber" that was submitted to the Housing and Community Development ("HCD") to add the Debtor's ex-husband, Ronald J. Pierpont, and J-Pad as lienholders on the certificate of title for the Property (the "Fifth J-Pad Transfer")

Defendant Pierpont's response to A. Trustee's allegation Line 16, No. 33, page 6, Doc 1. Trustee's Complaint.

Supported by the Declaration of Ronald J. Pierpont and properly authenticated documents attached, filed CA Dept of HCD,

The Certificate of Title Registered Owner of LBM 1081 is J-SANDCASTLE CO LLC, issued 1/19/2019, by CA Department of Housing and Community Development ("HCD"). The REGISTERED OWNER, J-SANDCASTLE CO, released legal owner interest in the unit to encumber the title (record a lien) in favor of RONALD J. PIERPONT, MEMBER J-PAD LLC. Executed on 08/20///2020 at Huntington Beach, CA

CD STATEMENT OF FACTS Decal LBM 1081 The Original a e t add legal ne a l t in the ail Cu t e ent h t c ie the a licati n Re e entati e Sandcastle C LLC, a ie allian tate that Legal O ne i int R nald ie nt ad ad, LLC at the a e add e l 222 M nte ey Ln untngt n Beach, CA 2 Executed n 2/22/2021 at Sac a ent , CA by Rebecca O'Laughin **Declaration of Ronald J. Pierpont, EXHIBIT 1.** A true and correct copy of the REGISTRATION CARD – LEGAL OWNER COPY INFORMATION ONLY, issued by CA Department of Housing and Community Development was sent through U.S. Mail to Ronald J. Pierpont. **Declaration of Ronald J. Pierpont, EXHIBIT 2**

B. Plaintiff's Trustee's Adversary Complaint states at Line 19, No. 34, page 6, Doc 1. Trustee's Complaint.

*Thereafter, as of February 24, 2021, the certificate of title to the Property reflected that Mr. Pierpont **and** (sic) J-Pad were the "legal owners" (i.e., the lienholders) on the property.*

1 *Pierpont and (sic) J-Pad were the “legal owners” (i.e., the lienholders) on the*
2 *property.*

3
4 **Defendant Pierpont’s response to B.** Trustee’s allegation Line 19, No. 34, page 6, Doc 1.
5 Trustee’s Complaint.

6 The CD Certificate of Title and Registration Card issued 2/24/2021 by HCD, both reflect
7 the: Legal Owners as *Tenants in Common [or] not [and]*, as the Trustee’s complaint incorrectly
8 alleges. A true and correct copy of the 2/24/2021 REGISTRATION CARD – LEGAL OWNER
9 COPY INFORMATION ONLY, issued by CA Department of Housing and Community
10 Development was sent through U.S. Mail to Ronald J. Pierpont list the true facts as follows:

11 Legal Owner(s)

12 **RONALD J PIERPONT**

13 **JPAD, LLC**

14 Tenants in Common Or

15 16222 MONTEREY LANE SPACE 376

16 HUNTINGTON BEACH, CA 02649

17 Lien Perfected On: 08/20/20 11:58:00 **Declaration of Ronald J. Pierpont, EXHIBIT 3**

18 **C.** Plaintiff’s Trustee’s Adversary Complaint states at Line 21, No. 35, page 6, Doc 1. Trustee’s
19 Complaint.

20 *On or about July 9, 2021, however, Mr. Pierpont submitted a signed “Lien Satisfied”*
21 *form to the HCD removing Mr. Pierpont and J-Pad as the lienholders on the Property.*

22
23 **Defendant Pierpont’s response to C.** to Trustee’s Adversary Complaint at Line 21, No. 35, page
24 6, Doc 1. Trustee’s Complaint.

25 A True and Correct copy of HCD Lien Satisfied Form executed July 9, 2021, by Ronald J. Pierpont
26 sent by U.S. Mail to Sacramento HCD is attached.

27 **Declaration of Ronald J. Pierpont, EXHIBIT 4**

D. Plaintiff's Trustee's Adversary Complaint states at **Line 23, No. 36, page 6, Doc 1. Trustee's**

Complaint.

Thereafter, as of August 3, 2021, the certificate of title to the Property did not reflect any "legal owners" (i.e., lienholders) on the property.

A True and Correct copy of Department of Housing and Community Development ("HCD") Title

Search Date Printed: July 27, 2021, Decal # LBM 1081 is attached.

Declaration of Ronald J. Pierpont, EXHIBIT 5

Note:

Not all information on the 7/27/21 Title Search is reflected here, just the relevant portions.

See Exhibit 5 for Full Title Search.

Title Search

Date Printed: July 27, 2021

Decal # LBM 1081

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN. SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 02/24/2021

Last Reg Card: Pending Reg Card

Sale/Transfer Info: Price \$0.00 Transferred on 02/25/2021

Legal Owner: JPAD LLC

RONALD J. PIEPRONT

Tenants in Common Or

16222 MONTEREY LANE SPACE 376

HUNTINGTON BEACH, CA 02649

Lien Perfected On: 02/25/2021 10:11:00

State of California Department of Housing and Community Development
STATEMENT OF FACTS

Decal LBM 1081

I/We, the undersigned, hereby state: I spoke with Jamie Gallian and she states the unit should be registered as Jamie Gallian as the sole registered owner. The lien has been satisfied and there is no legal owner at this time. Jamie advised the County and was told there was no need to revise the Tax Clearance Certificate.

Executed on July 28, 2021, at Sacramento, CA

Signed by Rebecca O’Laughlin, Program Tech II,

A True and Correct copy of HCD Certificate of Title and Registration Card issued August 3, 2021,

Declaration of Ronald J. Pierpont, EXHIBIT 5 HCD Certificate of Title

Declaration of Ronald J. Pierpont, EXHIBIT 6 HCD Registration Card

There appear to be numerous defenses, both factual and legal, in this case. Accordingly, Defendant respectfully requests that the entry of default and default judgment be set aside.

D. The Plaintiff Failed to Serve Defendant as Required by Law]

Under Federal Rules of Bankruptcy Procedure, Rule 7012(b): “Rule 12(b)–(i) F.R.Civ.P. applies in adversary proceedings.” In turn, under Federal Rules of Civil Procedure, Rule 12(b)(5), “a party may assert the following defenses by motion...insufficient service of process.” As it relates to service of process, FRBP 7004(a)(1) provides that “Rule 4...(m) F.R.Civ.P. applies in adversary proceedings.”

In turn Federal Rules of Bankruptcy Procedure, Rule 7004(b)(9) provides that, where service is to be made “Upon the debtor,” service is made “by mailing a copy of the summons and complaint to the debtor at the address shown in the petition or to such other address as the debtor may designate in a filed writing.”

As *Rutter* explains: “When service of process is properly challenged, the party on whose behalf service was made (Jeffrey Golden, Chapter 7 Trustee as plaintiff in the adversary action has the burden

1 to establish its validity. [See *Mann v. Castiel* (DC Cir. 2012) 681 F3d 368, 373].” *Challenging*
2 *Defective Service*, Rutter Group Prac. Guide Fed. Civ. Pro. Before Trial Ch. 5-I, 5:348. When “the
3 defect in service is established on the face of the return,” no further evidence is required by the
4 defendant to establish the defect. *Id.* at 5:350 (citing *In re Med-Atlantic Petroleum Corp.*, 233 BR
5 644, 662 (BC SD NY 1999); *Vázquez-Robles v. CommoLoCo, Inc.*, 757 F3d 1, 8 (1st Cir. 2014) —
6 defendant's documentary evidence established “beyond hope of contradiction” that plaintiff's
7 attempted service “was insufficient to hale the defendant into court”).

8
9 Rule 7004 requires that notice be “reasonably calculated, under all the circumstances, to
10 apprise interested parties of the pendency of the action and afford them an opportunity to present their
11 objections.” *Mullane v. Central Hanover Bank & Trust Co.*, 339 U.S. 306, 314, 70 S.Ct. 652, 94 L.Ed.
12 865 (1950). And “[i]f the notice requirement of the due process clause is not satisfied, the order is
13 void.” *In re Ex-Cel Concrete Co.*, 178 B.R. 198, 203 (9th Cir. BAP 1995); likewise, *In re Loloe*, 241
14 B.R. 655, 661 (9th Cir. BAP 1999) and *In re Villar*, 317 B.R. 88, 94 (9th Cir. BAP 2004).

15 In this case, service was sent to an address shown on the Debtors petition, However, the
16 Debtor was not aware that the Defendant was not living at the last known address and debtor was not
17 aware that Defendant Ronald Pierpont left the state and returned to Connecticut to deal with a drug
18 addiction with the help of his family members. Defendant was ashamed and did not tell anyone he left
19 for Connecticut in mid 2023.

20 As a court in the Central District of California explained, “frankly, a bankruptcy attorney
21 should readily know how to serve in accordance with FRBP 7004. Since the information required to
22 satisfy FRBP 7004(b)(9) was readily available, compliance was a simple task...

23
24 The unintentional failure to comply alone is not a good enough excuse for this court to ignore
25 plaintiffs’ lack of compliance with FRBP 7004.” *In re Bloomingdale*, 137 B.R. 351, 354–55 (Bankr.
26 C.D. Cal. 1991). The court found that, “[w]hen service is not made within the [90]–day period and no
27 good cause is demonstrated for the failure to comply, the complaint should be dismissed. Since
28

1 plaintiffs failed to serve this defendant properly within the [90]-day period and no good cause was
2 shown, the complaint is dismissed.”

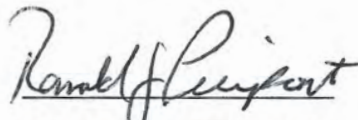
3 Defendant respectfully requests that this Court set aside the Default Judgement entered May
4 10.2024.

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III. CONCLUSION

For the reasons set forth above, Defendant Ronald J. Pierpont respectfully requests that this Court set aside the entry of default and, if necessary, set aside any default judgment under FRCP 55(c) and 60(b)(1).

DATED: August 13, 2024



RONALD J. PIERPONT

Defendant in Pro Per

IV. DECLARATION OF RONALD J. PIERPONT

I, RONALD J. PIERPONT, declare:

1. I am the defendant in the above-referenced adversary. The facts set forth herein are of my own personal knowledge and if sworn I could and would testify competently thereto.

2. I have suffered from a serious drug addiction for most of my life. For many years I was able to control it and hide it from the my wife, Jamie Gallian-Pierpont who I was lucky enough to marry on September 27, 2014, almost 10 years ago.

3. Jamie Gallian-Pierpont was a happy, 22-year flight attendant with United Airlines when we met and married, until August 5, 2018, when I witnessed a Gables HOA Board Member in the previous community we lived in on Alderport, push my wife to the ground and strike her wrists. As I saw this incident driving in my car, I saw my wife stand, I assumed she was okay. I continued to drive out of the community to work. What happened next changed our life forever. The attacker was subsequently arrested by Huntington Beach Police for battery, pushed a heavy city trash can that landed on my wife's left foot, causing a severe crushing injury, severe nerve damage, and disfigurement. My wife never returned to her career as a 22 year flight attendant and the financial burden now with only one income, caused me to spiral downward over the next few years. We have lived together and apart at different times for the past 10 years. Our new marriage suffered greatly.

4. The addresses I have resided for long periods of time with the Debtor include 4476 Alderport Drive Unit 53 from 9/15/2014-9/11/2018; 5782 Pinon Drive, from 9/11/2018-11/7/2018; and 16222 Monterey Lane Unit 376, 11/7/2018. Periodically I would live on a boat in Seal Beach working for the owner. There were other periods of time I was not living at the Huntington Beach residence with Jamie.

5. Before leaving California in September 2023, I was living on the boat in Seal Beach, CA. I was doing work on the boat in exchange for a place to sleep. Jamie Lynn Gallian-Pierpont does not tolerate or understand drug addiction, and how easy it is to slip back into the addiction. I was not permitted to reside with Debtor at any-time when suffering paranoia and in delusional states. She tried several times to get me into recovery programs. I finally hit rock bottom and could not stand the

1 paranoia in my head, I reached out to my family in Connecticut and left California, leaving all my
2 personal items behind. I didn't tell a sole, not even the person who would never turn their back on me,
3 my ex-spouse, Jamie Lynn Gallian-Pierpont.

4 6. At no time during this adversary proceeding which I understand began on or about June
5 30, 2023, have I been contacted at the address printed on my California Driver's License, 16222
6 Monterey Lane Unit 376 Huntington Beach, CA 92649, before or after I returned to California from
7 Connecticut after I sought help for a severe drug addiction, subsequently resulting in an involuntary
8 detainment 5150 hold for over 30 days. After I was released from the involuntary 5150, I stayed in
9 Connecticut, held a full-time job and mended a broken relationship with family members through the
10 Christmas holiday.

11 7. In late December 2023, after Christmas, I contacted Jamie Lynn Gallian and asked if
12 she has a spare room I could stay in until I was able to sustain employment and purchase a car. I
13 returned to California on or about mid January 2024, and have resided with the debtor ever since using
14 my same electronic gate card to enter Rancho Del Rey Mobilehome Estates where I am listed as a
15 Tenant. I confirmed with the Security Gate Officer, I was still listed as a Tenant at Unit 376 since mid
16 2020.

17 8. I became aware of this action in or about July 10, 2024, after Debtor came back from
18 HCD Riverside learning about a May 2024, the Trustee's attorney filed some Application with HCD.

19 9. Jamie used her PACER account and printed the Register of Actions of this action 8:23-
20 ap-01064-SC. Debtor notified me of the Default Judgment entered against me entered May 10, 2024.

21 10. I have not received anything in the U.S. Mail from Jeffrey Golden, Chapter 7 Trustee,
22 or the Plaintiff's counsel at the address listed on my California Drivers License 16222 Monterey Lane
23 Unit 376, Huntington Beach, CA 92649.

24 11. I asked Jamie Gallian-Pierpont if she received any inquiry from the Plaintiff, Chapter 7
25 Trustee, Jeffrey Golden, notwithstanding the Debtor's petition reported we lived together in a
26 Community Property state within the last 8 years.

1 12. I declare under penalty of perjury under the laws of the United States that the foregoing
2 is a true and correct account of my absence from California.

3 13. I am clean and thankful my Connecticut family members had the courage to intervene
4 and place me on a involuntary 5150. I am thankful Jamie Gallian-Pierpont still supports me on my
5 road to permanent recovery.

6
7 **EXHIBITS FOLLOW ON NEXT PAGE.**

14. A True and Correct Copy of Certificate of Title Registered Owner of LBM 1081 is J-SANDCASTLE CO LLC, issued 1/19/2019, by CA Department of Housing and Community Development (“HCD”). **Declaration of Ronald J. Pierpont EXHIBIT 1**

15. A True and Correct Copy of the REGISTRATION CARD – LEGAL OWNER COPY INFORMATION ONLY, issued by CA Department of Housing and Community Development sent through U.S. Mail to Ronald J. Pierpont. **Declaration of Ronald J. Pierpont, EXHIBIT 2**

16. A true and correct copy of the 2/24/2021 REGISTRATION CARD – LEGAL OWNER COPY INFORMATION ONLY, issued by CA Department of Housing and Community Development was sent through U.S. Mail to Ronald J. Pierpont list the true facts as follows:

Legal Owner(s)

RONALD J PIERPONT

J-PAD, LLC

Tenants in Common Or

16222 MONTEREY LANE SPACE 376

HUNTINGTON BEACJ, CA 02649

Lien Perfected On: 08/20/20 11:58:00

Declaration of Ronald J. Pierpont, EXHIBIT 3

17. A True and Correct Copy of HCD Lien Satisfied Form executed July 9, 2021, by Ronald J. Pierpont sent through U.S. Mail to Sacramento CA Department of Housing and Community Development is attached. **Declaration of Ronald J. Pierpont, EXHIBIT 4**

18. A True and Correct copy of the Department of Housing and Community Development (“HCD”) **Title Search** Date Printed: July 27, 2021, Decal # LBM 1081 is attached.

Declaration of Ronald J. Pierpont, EXHIBIT 5

19. A True and Correct copy of HCD Certificate of Title issued August 3, 2021, is attached.

Declaration of Ronald J. Pierpont, EXHIBIT 5 HCD Certificate of Title.

20. A True and Correct copy of HCD Registration Card issued August 3, 2021, **Declaration of Ronald J. Pierpont, EXHIBIT 6 HCD Registration Card**

21. 2/22/2021 **STATEMENT OF FACTS** - REBECCA O'LAUGHLIN PROGRAM TECH

22. 7/27/2021 **HCD TITLE SEARCH** LBM 1081

23. 7/28/2021 **STATEMENT OF FACTS** - REBECCA O'LAUGHLIN PROGRAM TECH

1 I declare under penalty of perjury the foregoing to be true and correct.

2 Executed this 13th day of August, 2024 at Huntington Beach, California.

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5 RONALD J. PIERPONT

6 Defendant, In pro per
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RONALD JOSEPH PIERPONT
JAMIE LYNN GALLIAN
4476 ALDERPORT DRIVE
HUNTINGTON BEACH, California 92649

CERTIFICATE OF MARRIAGE

STATE OF HAWAII
DEPARTMENT OF HEALTH



CERTIFICATE NUMBER
151 2014-018807

NAME OF GROOM
RONALD JOSEPH PIERPONT

DATE OF BIRTH
JUNE 12, 1964

GROOM'S PLACE OF BIRTH
NEW HAVEN, CONNECTICUT

GROOM'S DECLARED MIDDLE NAME(S)
JOSEPH

FATHER'S FULL NAME
RICHARD JAMES PIERPONT

FATHER'S STATE OR COUNTRY OF BIRTH
CONNECTICUT

GROOM'S DECLARED SURNAME
PIERPONT

MOTHER'S MAIDEN NAME
MARY LOUISE DeBIASE

MOTHER'S STATE OR COUNTRY OF BIRTH
CONNECTICUT

NAME OF BRIDE
JAMIE LYNN GALLIAN

DATE OF BIRTH
NOVEMBER 16, 1962

BRIDE'S PLACE OF BIRTH
LYNWOOD, CALIFORNIA

BRIDE'S DECLARED MIDDLE NAME(S)
LYNN

FATHER'S FULL NAME
THOMAS JEFFERSON TOMA

FATHER'S STATE OR COUNTRY OF BIRTH
OKLAHOMA

BRIDE'S DECLARED SURNAME
PIERPONT

MOTHER'S MAIDEN NAME
PATRICIA MARY ROWE

MOTHER'S STATE OR COUNTRY OF BIRTH
ILLINOIS

DATE OF MARRIAGE
SEPTEMBER 27, 2014

PLACE OF CEREMONY
CHARLEY YOUNG BEACH

COUNTY ISLAND
MAUI MAUI

DATE ACCEPTED BY STATE REGISTRAR
10/01/2014

PERFORMER
WHEELER, KOLLEEN

OHSM 5.3 (Rev.2/13) This copy serves as prima facie evidence of the fact of marriage in any court proceeding. [HRS 572-13(c), 338-13(b)]

ANY ALTERATIONS INVALIDATE THIS CERTIFICATE

OCT 10 2014

I CERTIFY THIS IS A TRUE COPY OR
ABSTRACT OF THE RECORD ON FILE IN
THE HAWAII STATE DEPARTMENT OF HEALTH

Alvin T. Onaka, Ph.D.
STATE REGISTRAR

CALIFORNIA USA **DRIVER LICENSE**

DL F8036131

EXP 06/12/2019 **CLASS C**
END NONE

LN PIERPONT
FN RONALD JOSEPH
4476 ALDERPORT DR
HUNTINGTN BCH, CA 92649

DOB 06/12/1964

RSTR NONE

06121964

SEX M **HAIR BRN** **EYES BRN**
HGT 6'-00" **WGT 205 lb**

DD 08/28/201461113/DDFD/19 **ISS 08/28/2014**

Ronald Joseph Pierpont

Ronald J Pierpont

California USA **DRIVER LICENSE** FEDERAL LIMITS APPLY

DL **F8036131** CLASS C
EXP **06/12/2029** END NONE

LN **PIERPONT**
FN **RONALD JOSEPH**
16222 MONTEREY LANE SPC 376
HUNTINGTON BH, CA 92649

DOB **06/12/1964** 06121964
RSTR NONE

SEX M HAIR BRN EYES BRN
HGT 6'-00" WGT 295 lb ISS
DD 08/28/2014611RB/CCFD29 06/11/2024



**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION CARD**

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Jan 19, 2019	

Addressee

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS
CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE
DATE INDICATED ABOVE IN THE BOX LABELED
"Exp. Date". THERE ARE SUBSTANTIAL
PENALTIES FOR DELINQUENCY. IF YOU DO NOT
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS
PRIOR TO THE EXPIRATION DATE, CONTACT
H.C.D. FOR RENEWAL INSTRUCTIONS.

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 10670236

01192019-1

**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE**

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model ..	DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Jan 19, 2019

Addressee

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 10670236

01192019-2

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



STATEMENT TO ENCUMBER

SECTION I. DESCRIPTION OF UNIT

This unit is a (check one):

☒ Manufactured Home, Mobilehome, Multifamily Manufactured Home ☐ Commercial Modular ☐ Truck Camper ☐ Floating Home

The Decal (License) Number(s) is: LBM1081

The Trade Name is: SKYLINE HOMES CUSTOM VILLA

The Serial Number(s) is: ACTV710394GB/GA

SECTION II. LEGAL OWNER INFORMATION

I/We are releasing legal owner interest in the above-described unit to encumber the title (record a lien) in favor of:

Ronald J. Pierpont, Member J Pad LLC
(Name of New Legal Owner)

Address: 16222 MONTEREY LN. #376 HUNTINGTON BEACH, CA 92649
Street Address or P.O. Box City State Zip

SECTION III. CERTIFICATION

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 8/20/2020 at HUNTINGTON BEACH, CALIFORNIA
Date City State

Signature of each registered owner:

Printed name of each registered owner:

Jamie L. Gallian, Member

J-SANDCASTLE CO LLC JAMIE L. GALLIAN, MEMBER

Address: 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649
Street Address or P.O. Box City State Zip

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

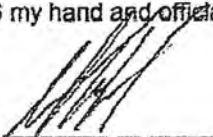
On AUG, 28, 2020 before me, ALEX MAJDOUR NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JAMIE LYNN GALLIAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

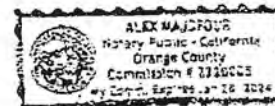
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



STATEMENT OF FACTS

This unit is a: ☒ Manufactured Home / Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

Decal (License) No.(s): LBM 1081	Trade Name:	Serial No.(s):
---	-------------	----------------

I/We, the undersigned, hereby state:

The original paperwork to add legal owner was lost in the mail. Customer sent photocopies of the application. Representative for J-Sandcastle LLC, Jamie Gallian states the legal owner is Joint Ronald J. Pierpont and J Pad LLC at the same address: 16222 Monterey Ln # 376 Huntington Beach CA 92649

I/We further agree to indemnify and save harmless the Director of the Department of Housing and Community Development, State of California, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above-described unit in California, or from issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury that the foregoing is true and correct.

Executed on 02/22/2021 at Sacramento CA
Date City State

Signature(s): <u>Rebecca O'Loughlin</u>	Printed name(s): <u>Rebecca O'Loughlin, Program Tech III</u>
--	---

Address _____
City _____ State _____

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name	Trade Name	Model		DOM	DFS	RY
90002 SKYLINE HOMES INC	CUSTOM VILLA			05/29/2014	07/28/2014	
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Feb 24, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		

Addressee

RONALD J PIERPONT
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT
JPAD LLC
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 08/20/20 11:58:00

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name	Trade Name	Model	DOM	DFS	RV	Exp. Date
90002 SKYLINE HOMES INC	CUSTOM VILLA		05/29/2014	07/28/2014		
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Feb 24, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		

Addressee

RONALD J PIERPONT
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

J-SANDCASTLE CO LLC
16222 MONTEREY LANE ROOM 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT
JPAD LLC
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

LEGAL OWNER COPY
INFORMATION ONLY

Lien Perfected On: 08/20/20 11:58:00

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896

02242021 - 1

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 03, 2021	

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS
CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE
DATE INDICATED ABOVE IN THE BOX LABELED
"Exp. Date". THERE ARE SUBSTANTIAL
PENALTIES FOR DELINQUENCY. IF YOU DO NOT
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS
PRIOR TO THE EXPIRATION DATE, CONTACT
H.C.D. FOR RENEWAL INSTRUCTIONS:

I hereby certify that this copy is a true and correct copy of
the original document on file with the Department of
Housing & Community Development.

A handwritten signature in black ink is written over a horizontal line.

Signature

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 1

**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE**

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name	Trade Name	Model		DOM	DFS	RY
90002 SKYLINE HOMES INC	CUSTOM VILLA			05/29/2014	07/28/2014	
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Aug 03, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

I hereby certify that this copy is a true and correct copy of
the original document on file with the Department of
Housing & Community Development.



Signature

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 2

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



LIEN SATISFIED

SECTION I. DESCRIPTION OF UNIT

This unit is a:

☒ Manufactured Home/Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

The Decal (License) No.(s) of the unit is: LBM1081

The Trade Name of the unit is: CUSTOM VILLA

The Serial No.(s) of the unit is: AC7V710394GB/AC7V710394GA

SECTION II. DEBTOR(S) NAME(S)

Name of Debtor(s): J-SANDCASTLE CO, LLC

SECTION III. LIENHOLDER'S CERTIFICATION

This is to certify that our/my lien in the name(s) of the debtor(s) shown above against the described unit has been fully satisfied and has not been assigned to any other party.

I/We certify under penalty of perjury that the foregoing is true and correct.

Print or Type Name of Legal Owner or Jr. Lienholder (Lender):

J-PAD LLC or RONALD J. PIERPONT

Signature of Legal Owner, Jr. Lienholder (Lender) or their Authorized Agent:

Ronald J Pierpont

Date 7/9/2021

Address 16222 MONTEREY LN. #376
Street Address or P.O. Box

HUNTINGTON BEACH,
City

CA
State

92649
Zip

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**Title Search**

Date Printed: Jul 27, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 02/24/2021

Last Reg Card: Pending Reg Card

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Legal Owner:

JPAD LLC
RONALD J PIERPONT
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 02/25/21 10:11:00

Title Searches:

JANINE JASSO
PO BOX 370161
EL PASO, TX 79937

Title File No: LBM1081

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



STATEMENT OF FACTS

This unit is a: ☒ Manufactured Home / Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

Decal (License) No.(s): LBM1081	Trade Name:	Serial No.(s):
--	-------------	----------------

I/We, the undersigned, hereby state:

I spoke with Jamie Gallian and she states the unit should be registered as Jamie Gallian as sole registered owner. The lien has been satisfied and there is no legal owner at this time. Jamie advised the county and was told there was no need to revise the Tax Clearance certificate.

I/We further agree to indemnify and save harmless the Director of the Department of Housing and Community Development, State of California, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above-described unit in California, or from issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury that the foregoing is true and correct.

Executed on 7/28/21 at Sacramento, CA
Date City State

Signature(s): <i>Felicia M. O'Loughlin</i>	Printed name(s): <i>Felicia M O'Loughlin, Program Tech III</i>
---	---

Address _____

City _____ State _____

LBM1081

Manufacturer ID/Name	T
90002 SKYLINE HOMES INC	C
Serial Number	L
AC7V710394GB	PI
AC7V710394GA	PI

Addressee

J-PAD LLC
21742 ANZA AVE
TORRANCE, CA 90503

Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPA
HUNTINGTON BEACH, CA

Situs Address

16222 MONTEREY LN SPA
HUNTINGTON BEACH, CA

Legal Owner(s)

J-PAD LLC
21742 ANZA AVE
TORRANCE, CA 90503

Lien Perfected On: 01/1

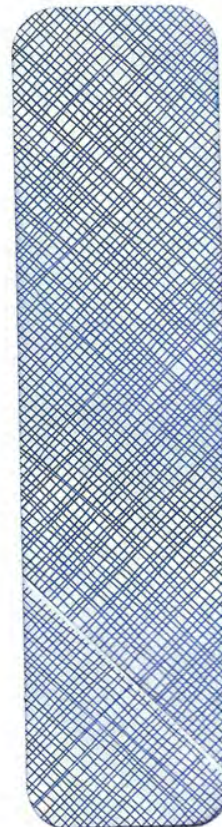
FIRST-CLASS MAIL
PRSR T
ZIP 95633
041M12251094

neopost
08/12/2021
US POSTAGE



RETURN
SERVICE
REQUESTED

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION & TITLING PROGRAM
P O BOX 277820
SACRAMENTO CA 95827-7820



014
2021

100 C-10044 90503

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 12, 2021	

Addressee

J-PAD LLC
21742 ANZA AVE
TORRANCE, CA 90503

Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

J-PAD LLC
21742 ANZA AVE
TORRANCE, CA 90503

Lien Perfected On: 01/14/19 15:22:00

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



STATEMENT OF ERROR OR ERASURE

SECTION I. DESCRIPTION OF UNIT

The Decal (License) Number(s) of the unit is:

LBM 1081

The Trade Name of the unit is:

SKY Line Custom Villa

The Serial Number(s) of the unit is:

AC1V710394 GO/CA

SECTION II. STATEMENT OF ERROR

The name or information appearing on, erased from, crossed through or whited-out on line Current COT 8/21
or other area of the was inaccurate information submitted on 8/6/2021 to HCD.

Enter name of document or form

was entered in error and has no bearing on the ownership of the unit. The name or information should not be part of the ownership record.

In the space provided below, enter the reason for the error or erasure:

The original COT issued 8/3/2021 reflected Line 1 signed
submitted on 7/9/2021 by Ronald Purpore (Husband)
releasing my & all lines perfected 8/20/2020 on COT
on behalf of Ronald Purpore & J-Pod LLC
Janie William believed that the COT stated "AND"
instead of "OR" as reflected in HCD Program Fee Statement of
Fee Executed 2/22/21 by Rebecca O'Laughlin.

SECTION III. CERTIFICATION

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on

16th August 2024

at

Pasadena, Ca

Date

City

State

Signature

Janie William

Address

16222 Monterey CA Sp376 Huntington

Address or P.O. Box

City

State

Zip

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



Page 72
STATEMENT OF ERROR OR ERASURE

SECTION I. DESCRIPTION OF UNIT

The Decal (License) Number(s) of the unit is: L38m 1081

The Trade Name of the unit is: SKYLINE Custom Villa

The Serial Number(s) of the unit is: AC TV 710394 GB/GBA.

SECTION II. STATEMENT OF ERROR

The name or information appearing on, erased from, crossed through or whited-out on line _____
or other area of the _____

Enter name of document or form

was entered in error and has no bearing on the ownership of the unit. The name or information should not be part of the ownership record.

In the space provided below, enter the reason for the error or erasure.

*John Sullivan erred by requesting HCD place
D-Poll LLC as a legal owner as of 1/14/2019 based on
UCC filed at CA Secretary of State.
There are no liens on this personal property
2014 manufactured Home owned solely by
John Sullivan. All liens were satisfied on 7/9/21.
D-Poll need to be completely removed & D-Poll has been
been removed on 8/1/21*

SECTION III. CERTIFICATION

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 10th of August 2024 at Riverside, Ca

Date

City

State

Signature John Sullivan

Address 16222 Monterey Ln #376 Huntington Beach, Ca

Address or P.O. Box

City

State

Zip

714-321-3449

92649

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM



LIEN SATISFIED

SECTION I. DESCRIPTION OF UNIT

This unit is a:

☒ Manufactured Home/Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

The Decal (License) No.(s) of the unit is: LBM 1081

The Trade Name of the unit is: Custom Villa

The Serial No.(s) of the unit is: AC 7V710394 GA/GB.

SECTION II. DEBTOR(S) NAME(S)

Name of Debtor(s): JAMES L. GALLIAN; J. SANDY LLC

SECTION III. LIENHOLDER'S CERTIFICATION

This is to certify that our/my lien in the name(s) of the debtor(s) shown above against the described unit has been fully satisfied and has not been assigned to any other party.

I/We certify under penalty of perjury that the foregoing is true and correct.

Print or Type Name of Legal Owner or Jr. Lienholder (Lender):

J-PAD, LLC OR RONALD J. PIERPORT. *Perfected 8-20-2020*

Signature of Legal Owner, Jr. Lienholder (Lender) or their Authorized Agent:

J-PAD, LLC OR RONALD J. PIERPORT. *Released Date 7/9/2021*

8/6/2024
James Gallian wishes to state
Supplemental - J-Pad LLC was entered
in error and not to be
added as the legal owners of the
lien satisfied executed by Ronald
Pierport on 7/9/2021
James Gallian Ronald Pierport

CA 90503
State Zip

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS



Title Search

Date Printed: Aug 8, 2024

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC - CLOSED	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 08/12/2021

Last Reg Card: 08/12/2021

Sale/Transfer Info: Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Title Searches:

CHRIS HOUSER
16222 MONTEREY LN OFC
HUNTINGTON BEACH, CA 92649

Title File No: None

END OF TITLE SEARCH

Case 8:21-bk-11710-SC Doc 520 Filed 08/06/24 Entered 08/07/24 09:59:06 Desc
Main Document Page 43 of 237
STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name	Trade Name	Model	DOM	DFS	RY	Exp. Date
90002 SKYLINE HOMES INC - CLOSED	CUSTOM VILLA		05/29/2014	07/28/2014		
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	
ACTV710394GB	PFS1130281	22,383	56'	15' 2"	Aug 09, 2024	
ACTV710394GA	PFS1130282	25,068	60'	15' 2"		

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS
CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE
DATE INDICATED ABOVE IN THE BOX LABELED
"Exp. Date". THERE ARE SUBSTANTIAL
PENALTIES FOR DELINQUENCY. IF YOU DO NOT
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS
PRIOR TO THE EXPIRATION DATE, CONTACT
H.C.D. FOR RENEWAL INSTRUCTIONS.

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 13413446

08092024 - 1

CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC - CLOSED	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 09, 2024

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

1 TRUSTEE'S ADVERSARY COMPLAINT
2 CASE NO. 8:23-AP-01064

3 1. DOC 83 DEFAULT JUDGEMENT AGAINST RONALD PIERPONT

4 2. TABLE OF UCC'S PAGE 41-60

5 APPEAR UCC'S NOT RELEVANT TO `CAUSES AND
6 ALLEGATIONS AGAINST RONALD PIERPONT. PIERPONT'S
7 PERFECTED LIEN ON FACE OF CERTIFICATE OF TITLE IS LAWFUL
8 AND EXECUTION OF LIEN SATISFIED 7/9/2021, TWO YEARS
9 BEFORE TRUSTEE'S FILED THIS ADVERSARY SEEMS
10 NONSENSICAL CONSIDERING THE FACTS PRESENTED.

11
12 3. DOC 98 Order Dismissing Trustee's Alternative
13 And Remaining Claims Against The Defendants
14 Without Prejudice. IT IS ORDERED: 1. The Alternative
15 And Remaining Claims For Relief In The Plaintiff's Complaint Are
16 DISMISSED Without Prejudice, As Follows:
17 a. The Seventh Claim For Relief Is DISMISSED Against
18 Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, E. J.
19 Gallian, And Robert J. McLelland, Without Prejudice.

20 **b, The First, Second, Third, Fourth, And Seventh**
21 **Claims For Relief Are DISMISSED Against Defendant**
22 **Ronald J. Pierpont, Without Prejudice.**
23 **SEE U.C.C. TABLE PAGE 48 OF THIS MOTION.**

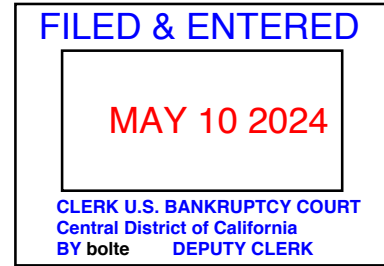
24
25 c. The Second, Third, Fourth, Sixth, Seventh, Eighth, Ninth, And
26 Tenth Claims For Relief Are DISMISSED Against Defendant J-Pad
27 LLC Without Prejudice.

28 d. The Second, Third, Fourth, Fifth, Sixth, And Seventh Claims For
Relief Are DISMISSED Against Defendant J- Sandcastle Co., LLC,
Without Prejudice.

(BNC-PDF) Signed on 7/9/2024. (NB8) (Entered: 07/09/2024)

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Attorneys for Plaintiff Jeffrey I. Golden,
Chapter 7 Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMIE LYNN GALLIAN,
Debtor.

Case No. 8:21-bk-11710-SC
Chapter 7

JEFFREY I. GOLDEN, Chapter 7 Trustee,
Plaintiff,
vs.

Adv. No. 8:23-ap-01064-SC
**DEFAULT JUDGMENT AGAINST
RONALD J. PIERPONT**

J-SANDCASTLE CO., LLC; J-PAD LLC;
STEVEN D. GALLIAN; BRIAN J.
GALLIAN; JUSTIN BARCLAY; RONALD
J. PIERPONT; ROBERT J. MCLELLAND;
AND E.J. GALLIAN,
Defendants.

Date: May 7, 2024
Time: 1:30 p.m.
Place: Courtroom 5C
411 W. Fourth Street
Santa Ana, California 92701

On March 27, 2024, Plaintiff Jeffrey I. Golden, as the Chapter 7 Trustee (the “Trustee” or “Plaintiff”) for the bankruptcy estate of Jamie Lynn Gallian (the “Debtor”), filed the Motion for Default Judgment under LBR 7055-1 against Defendant Ronald J. Pierpont (the “Motion”) (*docket no. 58*), which was heard by the Court on May 7, 2024. Default was previously entered against Defendant Ronald J. Pierpont (the “Defendant”) on August 22, 2023.

1 The Court having granted the Motion pursuant to an order entered contemporaneously
2 herewith, and good cause appearing:

3 IT IS ORDERED, ADJUDGED AND DECREED THAT:

4 1. Default judgment is entered in favor of the Plaintiff and against the Defendant on
5 the Plaintiff's fifth and sixth claims for relief in the Complaint.

6 2. The Defendant is not a party to any security agreement or agreements that would
7 grant Defendant a security interest in or lien on the manufactured home located at 16222 Monterey
8 Lane, Space #376, Huntington Beach, CA 92649, Decal # LBM1081, Serial # AC7V710394GA,
9 AC7V710394GB (the "Property").

10 3. The Defendant has no interest in the Property.

11 4. The Defendant does not have any valid, perfected, and/or unavoidable liens on the
12 Property.


13 5. The transfers to the Defendant relating to the Property, including the following
14 UCC Financing Statement Amendments (UCC-3), and any liens on the Property in favor of the
15 Defendant are avoided and preserved for the benefit of the Debtor's estate in the name of
16 Jeffrey I. Golden, Chapter 7 Trustee for the bankruptcy estate of Jamie Lynn Gallian.

UCC Filing Date	UCC Type	Filing No.
12/4/2020	UCC-3 Amendment	U200034803831
9/8/2021	UCC-3 Amendment	U210083394336
9/8/2021	UCC-3 Amendment	U210083400018
9/12/2021	UCC-3 Amendment	U210084251426
9/12/2021	UCC-3 Amendment	U210084255728
9/12/2021	UCC-3 Amendment	U210084256326
9/24/2021	UCC-3 Amendment	U210088103629

1 6. Pursuant of Rule 54 of the Federal Rules of Civil Procedure there is no just reason
2 for delay in entry of this judgment against the Defendant.

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24 Date: May 10, 2024


Scott C. Clarkson
United States Bankruptcy Judge

UCC Filing Date	UCC Type	Filing No.
1/14/2019	UCC-1 Financing Statement	197691916827
1/14/2019	UCC-1 Financing Statement	197691915674
1/14/2019	UCC-1 Financing Statement	197691905279
12/4/2020	UCC-3 Amendment	U200034803831
9/8/2021	UCC-3 Amendment	U210083394336
9/8/2021	UCC-3 Amendment	U210083400018
9/12/2021	UCC-3 Amendment	U210084251426
9/12/2021	UCC-3 Amendment	U210084255728
9/12/2021	UCC-3 Amendment	U210084256326
9/24/2021	UCC-3 Amendment	U210088103629

1770829.1 27064

2

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Jamie Gallian 714-321-3449
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Jamie Lynn Gallian 16222 Monterey Ln #376 Huntington Beach, CA 92649 USA

DOCUMENT NUMBER: 76027940003
FILING NUMBER: 19-7691916827
FILING DATE: 01/14/2019 09:10

IMAGE GENERATED ELECTRONICALLY FOR WEB FILING
THE ABOVE SPACE IS FOR CA FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); If any part of the Individual Debtor's name will not fit in line 1b, leave all of Item 1 blank, check here ☒ and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	1a. ORGANIZATION'S NAME J-SANDCASTLE CO LLC	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	1b. INDIVIDUAL'S SURNAME				
1c. MAILING ADDRESS 16222 MONTEREY LN #376		CITY HUNTINGTON BEACH	STATE CA	POSTAL CODE 92649	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); If any part of the Individual Debtor's name will not fit in line 2b, leave all of Item 2 blank, check here ☒ and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	2a. ORGANIZATION'S NAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	2b. INDIVIDUAL'S SURNAME				
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

OR	3a. ORGANIZATION'S NAME J-Pad, LLC - CA SOS Entity No. 201804010750	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	3b. INDIVIDUAL'S SURNAME				
3c. MAILING ADDRESS 2702 N GAFF ST		CITY ORANGE	STATE CA	POSTAL CODE 92865	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
LOCATED ON PROPERTY RECORDED IN ORANGE COUNTY CLERK RECORDERS OFFICE IN CALIFORNIA PARCEL MAP
RECORDED IN BOOK 108, PG(S) 47-48.

ASSESSORS PARCEL NUMBER 891-569-62
SERIAL NUMBERS AC7V710394GB, AC7V710394GA; DECAL NUMBER LBM1081

5. Check only if applicable and check only one box: Collateral is ☒ held in a Trust (see UCC1Ad, Item 17 and instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☒ Public Finance Transaction ☒ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

FILING OFFICE COPY

Page 2

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because individual Debtor name did not fit, check here <input type="checkbox"/>				
OR	9a. ORGANIZATION'S NAME J-SANDCASTLE CO LLC			
	9b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME			
	ADDITIONAL NAME(S)/INITIAL(S)			SUFFIX
DOCUMENT NUMBER: 76027940003 IMAGE GENERATED ELECTRONICALLY FOR WEB FILING THE ABOVE SPACE IS FOR CA FILING OFFICE USE ONLY				
10. DEBTOR'S NAME: Provide (10a or 10b) only <u>one</u> additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c				
OR	10a. ORGANIZATION'S NAME			
	10b. INDIVIDUAL'S SURNAME			
	INDIVIDUAL'S FIRST PERSONAL NAME			
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)			SUFFIX
10c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
11. <input type="checkbox"/> ADDITIONAL SECURED PARTY'S NAME or <input checked="" type="checkbox"/> ASSIGNOR SECURED PARTY'S NAME: Provide only <u>one</u> name (11a or 11b)				
OR	11a. ORGANIZATION'S NAME			
	11b. INDIVIDUAL'S SURNAME GAILLIAN		FIRST PERSONAL NAME JAMIE	ADDITIONAL NAME(S)/INITIAL(S) LYNN SUFFIX
	11c. MAILING ADDRESS 16222 MONTEREY LANE #376		CITY HUNTINGTON BEACH	STATE CA POSTAL CODE 92649 COUNTRY USA
12. ADDITIONAL SPACE FOR ITEM 4 (collateral):				
13. <input type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable)			14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input type="checkbox"/> is filed as a fixture filing.	
15. Name and address of RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):			16. Description of real estate:	
17. MISCELLANEOUS:				

FILING OFFICE COPY

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Jamie Gallian 714-321-3449
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Jamie Lynn Gallian 16222 Monterey Ln #376 Huntington Beach, CA 92649 USA

DOCUMENT NUMBER: 76027940002
FILING NUMBER: 19-7691915674
FILING DATE: 01/14/2019 08:55

IMAGE GENERATED ELECTRONICALLY FOR WEB FILING
THE ABOVE SPACE IS FOR CA FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	1a. ORGANIZATION'S NAME J-SANDCASTLE CO LLC				
	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS 16222 MONTEREY LN #376		CITY HUNTINGTON BEACH	STATE CA	POSTAL CODE 92649	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	2a. ORGANIZATION'S NAME				
	2b. INDIVIDUAL'S SURNAME GALLIAN	FIRST PERSONAL NAME JAMIE	ADDITIONAL NAME(S)/INITIAL(S) LYNN	SUFFIX	
2c. MAILING ADDRESS 16222 MONTEREY LANE #376		CITY HUNTINGTON BEACH	STATE CA	POSTAL CODE 92649	COUNTRY USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

OR	3a. ORGANIZATION'S NAME J-Pad, LLC - CA SOS Entity No. 201804010750				
	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS 2702 N GAFF STREET		CITY ORANGE	STATE CA	POSTAL CODE 92865	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
LOCATED ON CLERK RECORDER OFFICE OF ORANGE COUNTY CALIFORNIA FILED DECEMBER 20, 1977, PARCEL MAP BOOK NO. 108 PG(S) 47, 48, T.P.M.
77-7, R.S.T.8531

SERIAL NUMBER AC7V710394GB, AC7V710394GA; DECAL NUMBER LBM1081
ASSESSORS PARCEL NUMBER 891-569-62

5. Check only if applicable and check only one box: Collateral is ☐ held in a trust (see UCC1Ad, item 17 and instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailor/Balior ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

FILING OFFICE COPY

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Jamie Gallian 714-321-449			
B. E-MAIL CONTACT AT FILER (optional)			
C. SEND ACKNOWLEDGMENT TO: (Name and Address) J-Pad, LLC 5782 Pinon Drive Huntington Beach, CA 92649 USA			

DOCUMENT NUMBER: 76027030002
FILING NUMBER: 19-7691905279
FILING DATE: 01/14/2019 08:16

IMAGE GENERATED ELECTRONICALLY FOR WEB FILING
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1. DEBTOR'S NAME: Provide only <u>one</u> Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); If any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here <input type="checkbox"/> and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)				
OR	1a. ORGANIZATION'S NAME J-Sandcastle Co LLC			
	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 16222 Monterey Lane #376		CITY Huntington Beach	STATE CA	POSTAL CODE 92649
COUNTRY USA				
2. DEBTOR'S NAME: Provide only <u>one</u> Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); If any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here <input type="checkbox"/> and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)				
OR	2a. ORGANIZATION'S NAME			
	2b. INDIVIDUAL'S SURNAME Gallian	FIRST PERSONAL NAME Jamie	ADDITIONAL NAME(S)/INITIAL(S) Lynn	SUFFIX
2c. MAILING ADDRESS 16222 Monterey Ln #376		CITY Huntington Beach	STATE CA	POSTAL CODE 92649
COUNTRY USA				
3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only <u>one</u> Secured Party name (3a or 3b)				
OR	3a. ORGANIZATION'S NAME J-Pad, LLC - CA SOS Entity No. 201804010750			
	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 2702 N GAFF STREET		CITY ORANGE	STATE CA	POSTAL CODE 92865
COUNTRY USA				
4. COLLATERAL: This financing statement covers the following collateral: ORANGE COUNTY CALIFORNIA ASSESSOR'S PARCEL NUMBER 891-569-62 SERIAL NUMBERS AC7V710394GB, AC7V710394GA DECAL NUMBER LBM1081				
5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative				
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input checked="" type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility			6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessor/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser				
8. OPTIONAL FILER REFERENCE DATA:				

FILING OFFICE COPY



U200034803831



STATE OF CALIFORNIA
Office of the Secretary of State, Alex Padilla
**UCC FINANCING STATEMENT AMENDMENT (UCC
3)**
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File #: U200034803831

Date Filed: 12/4/2020

B0349-4529 12/04/2020 2:14 PM Received by California Secretary of State

Submitter Information:

Contact Name

Organization Name

Phone Number

Email Address

Address

None

Amendment Action Information:

Initial Financing Statement File Number

197691905279

Date Filed

01/14/2019

Amendment Action

Secured Party Amendment

Secured Party Action

Add Secured Party

Add Secured Party:

Secured Party Name	Mailing Address
Steven D Gallian	16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649
Brian J Gallian	16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649

Name of Secured Party of Record Authorizing This Amendment:

☐ If this Amendment is authorized by a Debtor, check this box and select the name of the Authorizing Debtor below.

Authorizing Secured Party Name

J-PAD, LLC - CA SOS ENTITY NO. 201804010750

Optional Filer Reference Information:

Miscellaneous Information:



U210083394336



STATE OF CALIFORNIA
Office of the Secretary of State
**UCC FINANCING STATEMENT AMENDMENT (UCC
3)**

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File #: U210083394336

Date Filed: 9/8/2021

B0428-3050 09/08/2021 3:22 PM Received by California Secretary of State

Submitter Information:

Contact Name

Organization Name

Phone Number

Email Address

Address

None

Amendment Action Information:

Initial Financing Statement File Number

197691905279

Date Filed

01/14/2019

Amendment Action

Secured Party Amendment

Secured Party Action

Add Secured Party

Add Secured Party:

Secured Party Name	Mailing Address
RONALD J. PIERPONT	4519 PONDEROSA WAY YORBA LINDA, CA 92886 HUNTINGTON BEACH, CA 92649
ROBERT MCLELLAND	21742 ANZA AVENUE TORRANCE, CA 90503
JUSTIN D. BARCLAY	16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649
E. J. GALLIAN	16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649

Name of Secured Party of Record Authorizing This Amendment:

☐ If this Amendment is authorized by a Debtor, check this box and select the name of the Authorizing Debtor below.

Authorizing Secured Party Name

J-PAD, LLC - CA SOS ENTITY NO. 201804010750

Optional Filer Reference Information:

Miscellaneous Information:



U210083400018



STATE OF CALIFORNIA
Office of the Secretary of State
**UCC FINANCING STATEMENT AMENDMENT (UCC
3)**

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File #: U210083400018

Date Filed: 9/8/2021

B0428-3116 09/08/2021 3:41 PM Received by California Secretary of State

Submitter Information:

Contact Name

Organization Name

Phone Number

Email Address

Address

None

Amendment Action Information:

Initial Financing Statement File Number

197691905279

Date Filed

01/14/2019

Amendment Action

Secured Party Amendment

Secured Party Action

Edit Secured Party

Edit Secured Party:

Secured Party Name	Mailing Address
<i>Changed From:</i> JUSTIN D. BARCLAY <i>Changed To:</i> JUSTIN D. BARCLAY	<i>Changed From:</i> 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> BRIAN J GALLIAN <i>Changed To:</i> BRIAN J GALLIAN	<i>Changed From:</i> 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 3334 E. COAST HWY. #126 HUNTINGTON BEACH, CA 92649
<i>Changed From:</i> E. J. GALLIAN <i>Changed To:</i> E. J. GALLIAN	<i>Changed From:</i> 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 3334 E. COAST HWY. #126 HUNTINGTON BEACH, CA 92649
<i>Changed From:</i> STEVEN D GALLIAN <i>Changed To:</i> STEVEN D GALLIAN	<i>Changed From:</i> 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 3334 E. COAST HWY #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> J-PAD, LLC - CA SOS ENTITY NO. 201804010750 <i>Changed To:</i> J-PAD, LLC - CA SOS ENTITY NO. 201804010750	<i>Changed From:</i> 2702 N GAFF STREET ORANGE, CA 92865 <i>Changed To:</i> 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649

Name of Secured Party of Record Authorizing This Amendment:

☐ If this Amendment is authorized by a Debtor, check this box and select the name of the Authorizing Debtor below.

Authorizing Secured Party Name

J-PAD, LLC - CA SOS ENTITY NO. 201804010750

Optional Filer Reference Information:

Miscellaneous Information:

B0428-3117 09/08/2021 3:41 PM Received by California Secretary of State



U210084251426



STATE OF CALIFORNIA
Office of the Secretary of State
**UCC FINANCING STATEMENT AMENDMENT (UCC
3)**

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File #: U210084251426

Date Filed: 9/12/2021

B0428-8874 09/12/2021 10:11 AM Received by California Secretary of State

Submitter Information:

Contact Name	Ron Pierpont; Bob McLelland, its Managers
Organization Name	J-Pad, LLC
Phone Number	(909) 202-3145
Email Address	ronpierpont@gmail.com
Address	4519 Ponderosa Way Yorba Linda, CA 92886

Amendment Action Information:

Initial Financing Statement File Number	197691916827
Date Filed	01/14/2019
Amendment Action	Secured Party Amendment
Secured Party Action	Add Secured Party

Add Secured Party:

Secured Party Name	Mailing Address
Steven D. Gallian	3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
Brian J. Gallian	3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
Justin D. Barclay	3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
Ronald J. Pierpont	4519 PONDEROSA WAY YORBA LINDA, CA 92886
Robert J. McLelland	21742 ANZA AVENUE TORRANCE, CA 90503
Jamie L. Gallian	16222 MONTEREY LN. #376 HUNTINGTON BEACH, CA 92649
EJ Gallian	BRIAN J. GALLIAN 3334 E. COAST HWY #126 CORONA DEL MAR, CA 92625

Name of Secured Party of Record Authorizing This Amendment:

☐ If this Amendment is authorized by a Debtor, check this box and select the name of the Authorizing Debtor below.

Authorizing Secured Party Name J-PAD, LLC - CA SOS ENTITY NO. 201804010750

Optional Filer Reference Information:

J-Pad, LLC Ronald J. Pierpont and Robert J. McLelland, It's Managers

Miscellaneous Information:

B0428-8875 09/12/2021 10:11 AM Received by California Secretary of State

This is a Secured Party Amendment to U197691916827 filed 1/14/2019, adding all Secured Parties, as individuals who have a defined percentage interest in the collateral known as LBM1081, A.P.N. 891-569-62, 2014 Skyline Custom Villa, Serial No. 7V710394GB/GA, located on APN 178-011-16, Lot 376, 16222 Monterey Lane Huntington Beach, CA 92649, to mirror the Secured Parties listed in U197691905279, filed 1/14/2019 and its Amendments therein. J-Pad, LLC will continue to be the Legal Owner listed on the COT and Note and entity who Manages the collateral for all Secured Parties.



U210084255728



STATE OF CALIFORNIA
Office of the Secretary of State
**UCC FINANCING STATEMENT AMENDMENT (UCC
3)**

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File #: U210084255728

Date Filed: 9/12/2021

B0428-8950 09/12/2021 9:27 PM Received by California Secretary of State

Submitter Information:

Contact Name	Ronald Pierpont or Robert Mclelland, its Managers
Organization Name	J--Pad, LLC
Phone Number	(714) 742-5999
Email Address	bobwentflying@yahoo.com
Address	4519 Ponderosa Way Yorba Linda, CA 92886

Amendment Action Information:

Initial Financing Statement File Number	197691905279
Date Filed	01/14/2019
Amendment Action	Secured Party Amendment
Secured Party Action	Edit Secured Party

Edit Secured Party:

Secured Party Name	Mailing Address
<i>Changed From:</i> JUSTIN D. BARCLAY <i>Changed To:</i> JUSTIN D. BARCLAY	<i>Changed From:</i> 3334 E. COAST HWY, #126 CORONA DEL MAR, CA 92625 <i>Changed To:</i> 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> BRIAN J GALLIAN <i>Changed To:</i> BRIAN J. GALLIAN	<i>Changed From:</i> 3334 E. COAST HWY. #126 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> E. J. GALLIAN <i>Changed To:</i> E. J. GALLIAN	<i>Changed From:</i> 3334 E. COAST HWY. #126 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> BRIAN J. GALLIAN 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> STEVEN D GALLIAN <i>Changed To:</i> STEVEN D. GALLIAN	<i>Changed From:</i> 3334 E. COAST HWY #126 CORONA DEL MAR, CA 92625 <i>Changed To:</i> 3334 E. COAST HWY #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> J-PAD, LLC - CA SOS ENTITY NO. 201804010750 <i>Changed To:</i> J-PAD, LLC - CA SOS ENTITY NO. 201804010750	<i>Changed From:</i> 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 21742 ANZA AVENUE TORRANCE, CA 92503

B0428-8951 09/12/2021 9:27 PM Received by California Secretary of State

<p>Changed From: ROBERT MCLELLAND</p> <p>Changed To: ROBERT MCLELLAND</p>	<p>Changed From: 21742 ANZA AVENUE TORRANCE, CA 90503</p> <p>Changed To: 21742 ANZA AVENUE TORRANCE, CA 90503</p>
<p>Changed From: RONALD J. PIERPONT</p> <p>Changed To: RONALD J. PIERPONT</p>	<p>Changed From: 4519 PONDEROSA WAY YORBA LINDA, CA 92886 HUTINGTON BEACH, CA 92649</p> <p>Changed To: 4519 PONDEROSA WAY YORBA LINDA, CA 92886</p>

Name of Secured Party of Record Authorizing This Amendment:

☐ If this Amendment is authorized by a Debtor, check this box and select the name of the Authorizing Debtor below.

Authorizing Secured Party Name J-PAD, LLC - CA SOS ENTITY NO. 201804010750

Optional Filer Reference Information:

Miscellaneous Information:

This is a Secured Party Amendment to U197691916827 and U197691905279, Filed on 1/14/2019. and Amendment filed 12/4/2020 U200034803831. This filing secures the personal property collateral to the Secured Parties herein, known as LBM1081, LPT APN 891-569-62, 2014 Skyline Custom Villa the primary residence of Jamie Lynn Gallian. Homestead Declaration filed 7/9/2021 @ 12:48 p.m. Clerk Recorder County of Orange. HCD Registration transferred from J-Sandcastle Co LLC perfected on 2/25/2021. J-Pad, LLC holder of Certificate of Title perfected with HCD 1/14/2019, a manager-managed LLC. entity no. 201804010750.



U210084256326



STATE OF CALIFORNIA
Office of the Secretary of State
**UCC FINANCING STATEMENT AMENDMENT (UCC
3)**
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File #: U210084256326

Date Filed: 9/12/2021

B0428-8959 09/13/2021 12:00 AM Received by California Secretary of State

Submitter Information:

Contact Name	Ronald J. Pierpont; Robert McLelland, its Managers
Organization Name	J-Pad, LLC - CA SOS Entity No. 201804010750
Phone Number	(714) 742-5999
Email Address	ronpierpont@gmail.com
Address	21742 Anza Avenue Torrance, CA 90503

Amendment Action Information:

Initial Financing Statement File Number	197691905279
Date Filed	01/14/2019
Amendment Action	Secured Party Amendment
Secured Party Action	Edit Secured Party

Edit Secured Party:

Secured Party Name	Mailing Address
<i>Changed From:</i> JUSTIN D. BARCLAY <i>Changed To:</i> JUSTIN D. BARCLAY	<i>Changed From:</i> 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625 <i>Changed To:</i> 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> BRIAN J GALLIAN <i>Changed To:</i> BRIAN J GALLIAN	<i>Changed From:</i> 3334 E. COAST HWY. #126 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> E. J. GALLIAN <i>Changed To:</i> E. J. GALLIAN	<i>Changed From:</i> 3334 E. COAST HWY. #126 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> STEVEN D GALLIAN <i>Changed To:</i> STEVEN D GALLIAN	<i>Changed From:</i> 3334 E. COAST HWY #126 CORONA DEL MAR, CA 92625 <i>Changed To:</i> 3334 E. COAST HWY #126 CORONA DEL MAR, CA 92625
<i>Changed From:</i> J-PAD, LLC - CA SOS ENTITY NO. 201804010750 <i>Changed To:</i> J-PAD, LLC - CA SOS ENTITY NO. 201804010750	<i>Changed From:</i> 16222 MONTEREY LN #376 HUNTINGTON BEACH, CA 92649 <i>Changed To:</i> 21742 ANZA AVENUE TORRANCE, CA 90503

<i>Changed From:</i> ROBERT MCLELLAND <i>Changed To:</i> ROBERT MCLELLAND	<i>Changed From:</i> 21742 ANZA AVENUE TORRANCE, CA 90503 <i>Changed To:</i> 21742 ANZA AVENUE TORRANCE, CA 90503
<i>Changed From:</i> RONALD J. PIERPONT <i>Changed To:</i> RONALD J. PIERPONT	<i>Changed From:</i> 4519 PONDEROSA WAY YORBA LINDA, CA 92886 HUTINGTON BEACH, CA 92649 <i>Changed To:</i> 4519 PONDEROSA WAY YORBA LINDA, CA 92886

Name of Secured Party of Record Authorizing This Amendment:

☐ If this Amendment is authorized by a Debtor, check this box and select the name of the Authorizing Debtor below.

Authorizing Secured Party Name J-PAD, LLC - CA SOS ENTITY NO. 201804010750

Optional Filer Reference Information:

Miscellaneous Information:
PERSONAL PROPERTY LBM 1081, APN 891-569-62, SERIAL NUMBER 7V710394GB/GA LOCATED ON APN 178-011-16
16222 MONTEREY LN SPC 376 HUNTINGTON BEACH, CA 92649



U210088103629



STATE OF CALIFORNIA
Office of the Secretary of State
**UCC FINANCING STATEMENT AMENDMENT (UCC
3)**

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File #: U210088103629

Date Filed: 9/24/2021

B0432-8877 09/24/2021 9:04 PM Received by California Secretary of State

Submitter Information:

Contact Name Jamie Gallian
Organization Name
Phone Number (714) 321-3449
Email Address JAMIEGALLIAN@GMAIL.COM
Address 16222 Monterey Ln. #376
Huntington Beach, CA 92649

Amendment Action Information:

Initial Financing Statement File Number 197691905279
Date Filed 01/14/2019
Amendment Action Secured Party Amendment
Secured Party Action Add Secured Party

Add Secured Party:

Secured Party Name	Mailing Address
J-PAD, LLC	21742 ANZA AVENUE TORRANCE, CA 90503
STEVEN D. GALLIAN	3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
BRIAN J. GALLIAN	3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
JUSTIN D. BARCLAY	3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625
RONALD J. PIERPONT	4519 PONDEROSA WAY YORBA LINDA, CA 92886
ROBERT J. MCLELLAND	21742 ANZA AVENUE TORRANCE, CA 90503
EJ GALLIAN	3334 E. COAST HWY. #126 CORONA DEL MAR, CA 92625

Name of Secured Party of Record Authorizing This Amendment:

☒ If this Amendment is authorized by a Debtor, check this box and select the name of the Authorizing Debtor below.

Authorizing Debtor Name JAMIE LYNN GALLIAN

Optional Filer Reference Information:

Miscellaneous Information:

This is a Debtor Amendment acknowledging reaffirming the Initial UCC Financing Statement 19-7691905279 filed 1/14/2019, and Amendment filed U20003480383 filed 12/4/2020. The individual secured parties listed have a defined percentage interest in the collateral known as LBM1081, APN 891-569-62, located on APN 178-011-01, Tract 10542 Unit 4, Lot 376. J-Pad, LLC a manager managed LLC will continue to be the Legal Owner listed on the COT and Holder. J-Pad, LLC will continue to manage the collateral for all Secured Parties.

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Aaron E. DE Leest Danning, Gill, Israel & Krasnoff, LLP 1901 Avenue of the Stars Ste 450 Los Angeles, CA 90067-6006 (310) 277-0077 <i>Plaintiff or Attorney for Plaintiff</i>	FOR COURT USE ONLY
<p style="text-align: center;">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA</p>	
In re: Jamie Lynn Gallian <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 8:21-bk-11710-SC CHAPTER: 7 ADVERSARY NUMBER: 8:23-ap-01064-SC
Jeffrey I. Golden <div style="text-align: right;">Plaintiff(s)</div> Versus J-Sandcastle Co LLC (See Attachment A for names of additional defendants) <div style="text-align: right;">Defendant(s)</div>	<p style="text-align: center;">SUMMONS AND NOTICE OF STATUS CONFERENCE IN ADVERSARY PROCEEDING [LBR 7004-1]</p>

TO THE DEFENDANT(S): A Complaint has been filed by the Plaintiff against you. If you wish to defend against the Complaint, you must file with the court a written pleading in response to the Complaint. You must also serve a copy of your written response on the party shown in the upper left-hand corner of this page. The deadline to file and serve a written response is **08/02/2023**. If you do not timely file and serve the response, the court may enter a judgment by default against you for the relief demanded in the Complaint.

A status conference in the adversary proceeding commenced by the Complaint has been set for:

Date: September 26, 2023
Time: 01:30 PM
Hearing Judge: Scott C Clarkson
Location: 411 W Fourth St., Crtrm 5C, Santa Ana, CA 92701

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

You must comply with LBR 7016–1, which requires you to file a joint status report and to appear at a status conference. All parties must read and comply with the rule, even if you are representing yourself. You must cooperate with the other parties in the case and file a joint status report with the court and serve it on the appropriate parties at least 14 days before a status conference. A court–approved joint status report form is available on the court’s website (LBR form F 7016–1.STATUS.REPORT) with an attachment for additional parties if necessary (LBR form F 7016–1.STATUS.REPORT.ATTACH). If the other parties do not cooperate in filing a joint status report, you still must file with the court a unilateral status report and the accompanying required declaration instead of a joint status report 7 days before the status conference. **The court may fine you or impose other sanctions if you do not file a status report. The court may also fine you or impose other sanctions if you fail to appear at a status conference.**

KATHLEEN J. CAMPBELL
CLERK OF COURT

Date of Issuance of Summons and Notice of Status Conference in Adversary Proceeding: July 3, 2023

By: "s/" Nickie Bolte
Deputy Clerk



This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

ATTACHMENT A
Names of plaintiffs and defendants

Plaintiff(s):	Defendant(s):
Jeffrey I. Golden	J-Sandcastle Co LLC J-Pad LLC Justin Barclay Steven D Gallian Ronald J. Pierpont Ronald J. McClelland E. J. Gallian Brian J. Gallian

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
1901 Avenue of the Stars, Suite 450, Los Angeles, California 90067.

A true and correct copy of the foregoing document entitled: **SUMMONS AND NOTICE OF STATUS CONFERENCE IN ADVERSARY PROCEEDING [LBR 7004-1]** and (2) the accompanying pleading(s) entitled: **ORDER RE: RULE 26(f) MEETING, INITIAL DISCLOSURES, AND SCHEDULING CONFERENCE; and CHAPTER 7 TRUSTEE'S COMPLAINT: (1) TO AVOID AND RECOVER FRAUDULENT TRANSFERS; (2) TO AVOID AND RECOVER POSTPETITION TRANSFERS; (3) FOR DECLARATORY RELIEF; (4) FOR BREACH OF CONTRACT; (5) FOR MONEY HAD AND RECEIVED; **** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) July 6, 2023, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On (date) July 6, 2023, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

****AND (6) UNJUST ENRICHMENT**

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 6, 2023
Date

Beverly Lew
Printed Name

/s/ Beverly Lew
Signature

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

ADDITIONAL SERVICE INFORMATION (if needed):

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

Aaron E. DE Leest on behalf of Plaintiff Jeffrey I. Golden
adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com

Robert P Goe on behalf of Interested Party The Huntington Beach Gables Homeowners
Association
kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com

Jeffrey I Golden (TR)
lwermer@go2.law, jig@trustesolutions.net;kadele@go2.law;C205@ecfcbis.com

United States Trustee (SA)
ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY U.S. MAIL

J-Sandcastle Co., LLC
Jamie Lynn Gallian, Managing Member
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649

J-Pad LLC
Jamie Lynn Gallian, Managing Member
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649

Steven Gallian
2633 Luminous Lane
Costa Mesa, CA 92626

Brian Gallian
924 Junipero Drive
Costa Mesa, CA 92626

Justin Barclay
2407 N Driftwood Avenue
Rialto, CA 92377

Ronald J. Pierpont
4519 Ponderosa Way
Yorba Linda, CA 92886

Robert J. McLelland
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649

E. J. Gallian and Brian Gallian
924 Junipero Drive
Costa Mesa, CA 92626

The Honorable Scott C. Clarkson
U.S. Bankruptcy Court
411 W. Fourth Street, Suite 5130
Santa Ana, CA 92701

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Aaron E. DE Leest Danning, Gill, Israel & Krasnoff, LLP 1901 Avenue of the Stars Ste 450 Los Angeles, CA 90067-6006 (310) 277-0077 <i>Plaintiff or Attorney for Plaintiff</i>	FOR COURT USE ONLY
<p align="center">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA</p>	
In re: Jamie Lynn Gallian <p align="right">Debtor(s).</p>	CASE NO.: 8:21-bk-11710-SC CHAPTER: 7 ADVERSARY NUMBER: 8:23-ap-01064-SC
Jeffrey I. Golden <p align="right">Plaintiff(s)</p> Versus J-Sandcastle Co LLC (See Attachment A for names of additional defendants) <p align="right">Defendant(s)</p>	<p align="center">SUMMONS AND NOTICE OF STATUS CONFERENCE IN ADVERSARY PROCEEDING [LBR 7004-1]</p>

TO THE DEFENDANT(S): A Complaint has been filed by the Plaintiff against you. If you wish to defend against the Complaint, you must file with the court a written pleading in response to the Complaint. You must also serve a copy of your written response on the party shown in the upper left-hand corner of this page. The deadline to file and serve a written response is **08/02/2023**. If you do not timely file and serve the response, the court may enter a judgment by default against you for the relief demanded in the Complaint.

A status conference in the adversary proceeding commenced by the Complaint has been set for:

Date: September 26, 2023
Time: 01:30 PM
Hearing Judge: Scott C Clarkson
Location: 411 W Fourth St., Crtrm 5C, Santa Ana, CA 92701

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address AARON E. DE LEEST (State Bar No. 132426) adeleest@DanningGill.com DANNING, GILL, ISRAEL & KRASNOFF, LLP 1901 Avenue of the Stars, Suite 450 Los Angeles, California 90067-6006 Telephone (310) 277-0077 Facsimile (310) 277-5735	FOR COURT USE ONLY
<input type="checkbox"/> Plaintiff(s) appearing without attorney <input checked="" type="checkbox"/> Attorney for Plaintiff(s)	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: JAMIE LYNN GALLIAN, Debtor(s). JEFFREY I. GOLDEN, Chapter 7 Trustee, Plaintiff(s), vs. J-SANDCASTLE CO., LLC; J-PAD LLC; STEVEN D. GALLIAN; BRIAN J. GALLIAN; JUSTIN BARCLAY; RONALD J. PIERPONT; ROBERT J. MCLELLAND; AND E. J. GALLIAN, Defendant(s).	CASE NO.: 8:21-bk-11710-SC CHAPTER: 7 ADVERSARY NO.: 8:23-ap-01064-SC REQUEST FOR CLERK TO ENTER DEFAULT UNDER LBR 7055-1(a) [No Hearing Required]

TO THE DEFENDANT, DEFENDANT'S ATTORNEY AND OTHER INTERESTED PARTIES:

1. Name of Defendant against whom default is sought (*specify name*): Ronald J. Pierpont
2. Plaintiff filed the complaint in this adversary proceeding on (*specify date*): 06/30/2023
3. The summons and complaint were served on Defendant by ☐ Personal Service ☒ Mail Service on the following date (*specify date*): 07/06/2023
4. A conformed copy of the executed service of summons form is attached hereto.
5. The time for filing an answer or other responsive pleading expired on (*specify date*): 08/02/2023
6. No answer or other responsive pleading has been filed or served by Defendant.

WHEREFORE, Plaintiff requests that the clerk of the court enter a default against this Defendant.

Date: 08/21/2023

/s/ Aaron E. de Leest
Signature

AARON E. DE LEEST
Printed name of Plaintiff or attorney for Plaintiff

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

You must comply with LBR 7016–1, which requires you to file a joint status report and to appear at a status conference. All parties must read and comply with the rule, even if you are representing yourself. You must cooperate with the other parties in the case and file a joint status report with the court and serve it on the appropriate parties at least 14 days before a status conference. A court–approved joint status report form is available on the court's website (LBR form F 7016–1.STATUS.REPORT) with an attachment for additional parties if necessary (LBR form F 7016–1.STATUS.REPORT.ATTACH). If the other parties do not cooperate in filing a joint status report, you still must file with the court a unilateral status report and the accompanying required declaration instead of a joint status report 7 days before the status conference. **The court may fine you or impose other sanctions if you do not file a status report. The court may also fine you or impose other sanctions if you fail to appear at a status conference.**

KATHLEEN J. CAMPBELL
CLERK OF COURT

Date of Issuance of Summons and Notice of Status Conference in Adversary Proceeding: July 3, 2023

By: "s/" Nickie Bolte
Deputy Clerk



This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

ATTACHMENT A
Names of plaintiffs and defendants

Plaintiff(s):	Defendant(s):
Jeffrey I. Golden	J-Sandcastle Co LLC J-Pad LLC Justin Barclay Steven D Gallian Ronald J. Pierpont Ronald J. McClelland E. J. Gallian Brian J. Gallian

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

A true and correct copy of the foregoing document entitled: **SUMMONS AND NOTICE OF STATUS CONFERENCE IN ADVERSARY PROCEEDING [LBR 7004-1]** and (2) the accompanying pleading(s) entitled:

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) _____, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:



Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On (date) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.



Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.



Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

Date

Printed Name

Signature

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

December 2016

F 7004-1.SUMMONS.ADV.PROC

<p align="center">United States Bankruptcy Court Central District of California</p> <p align="center">411 West Fourth Street, Suite 2030, Santa Ana, CA 92701-4593</p>	
In re: Jamie Lynn Gallian	BANKRUPTCY CASE NO.: 8:21-bk-11710-SC
Debtor(s).	CHAPTER NO.: 7
Jeffrey I. Golden	ADVERSARY NO.: 8:23-ap-01064-SC
Plaintiff(s)	
Versus	
J-Sandcastle Co LLC	
(See Attachment A for names of additional defendants)	
Defendant(s)	

**NOTICE THAT CLERK HAS ENTERED DEFAULT AGAINST DEFENDANT(S)
UNDER LOCAL BANKRUPTCY RULE 7055-1(a)**

On August 21, 2023, a request was filed for the clerk to enter default against defendant(s) Ronald J. Pierpont.
Having reviewed the request, the clerk hereby enters default as requested.

Dated: August 22, 2023

For the Court,

KATHLEEN J. CAMPBELL, CLERK OF COURT

By: Nickie Bolte
Deputy Clerk

ATTACHMENT A
Names of plaintiffs and defendants

Plaintiff(s):	Defendant(s):
Jeffrey I. Golden	J–Sandcastle Co LLC J–Pad LLC Justin Barclay Steven D Gallian Ronald J. Pierpont Robert J. McLelland E. J. Gallian Brian J. Gallian

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
16222 MONTEREY LANE UNIT 378 HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled (*specify*): NOTICE OF MOTION AND MOTION TO SET ASIDE JUDGMENT AGAINST RONALD PIERPONT; DECLARATION OF RONALD PIERPONT IN SUPPORT THEREOF
EXHIBITS

will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 8/26/2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (*date*) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

8/26/24

JOSEPH CLARK

Date

Printed Name

Signature

Joseph Clark

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)

Aaron E. DE Leest on behalf of Plaintiff Jeffrey I. Golden
adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com

Jeffrey I Golden (TR)
lwerne@go2.law, jig@trustesolutions.net;kadele@go2.law;C205@ecfcbis.com

United States Trustee (SA)
ustpreion16.sa.ecf@usdoj.gov

2. SERVED BY U.S. MAIL

J-Sandcastle Co., LLC
Jamie Lynn Gallian, Managing Member
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649

J-Pad LLC
Jamie Lynn Gallian, Managing Member
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649

The Honorable Scott C. Clarkson
U.S. Bankruptcy Court
411 W. Fourth Street, Suite 5130
Santa Ana, CA 92701

DEFER

**U.S. Bankruptcy Court
Central District of California (Santa Ana)
Adversary Proceeding #: 8:23-ap-01064-SC**

Assigned to: Scott C Clarkson

Date Filed: 06/30/23

Lead BK Case: [21-11710](#)

Lead BK Title: Jamie Lynn Gallian

Lead BK Chapter: 7

Demand: \$225000

Nature[s] of Suit: 13 Recovery of money/property - 548 fraudulent transfer
21 Validity, priority or extent of lien or other interest in property
91 Declaratory judgment
02 Other (e.g. other actions that would have been brought in state court if unrelated to
bankruptcy)

Debtor

Jamie Lynn Gallian

16222 Monterey Ln SP #376
Huntington Beach, CA 92649
714-321-3449
SSN / ITIN: xxx-xx-3936

represented by **Jamie Lynn Gallian**
PRO SE

Plaintiff

Jeffrey I. Golden, Chapter 7 Trustee

represented by **Aaron E. DE Leest**
Danning, Gill, Israel & Krasnoff, LLP
1901 Avenue of the Stars Ste 450
Los Angeles, CA 90067-6006
(310) 277-0077
Fax : (310) 277-5735
Email: adeleest@DanningGill.com
LEAD ATTORNEY

Shantal Malmed

Danning Gill Israel and Krasnoff, LLP
1901 Avenue of the Stars, Ste. 450
Los Angeles, CA 90067
310-277-0077
Fax : 310-277-5735
Email: shantal.malmed@gmlaw.com

V.

Defendant

J-Sandcastle Co LLC

represented by **J-Sandcastle Co LLC**
PRO SE

Defendant

J-Pad LLC

represented by **J-Pad LLC**
PRO SE

Defendant

Steven D Gallian

represented by **Steven D Gallian**
PRO SE

Defendant

Justin Barclay

represented by **Justin Barclay**
PRO SE

Defendant

Ronald J. Pierpont

represented by **Ronald J. Pierpont**
PRO SE

Defendant

E. J. Gallian

represented by **E. J. Gallian**
PRO SE

Defendant

Brian J. Gallian

represented by **Brian J. Gallian**
PRO SE

Defendant

Robert J. McLelland
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649
(310) 729-1340

represented by **Robert J. McLelland**
PRO SE

Trustee

Jeffrey I Golden (TR)
Golden Goodrich LLP
3070 Bristol Street, Suite 640
Costa Mesa, CA 92626
(714) 966-1000

represented by **Aaron E. DE Leest**
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Shantal Malmed
(See above for address)

U.S. Trustee

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4593
(714) 338-3400

Filing Date	#	Docket Text
06/30/2023	<u>1</u> (17 pgs)	Adversary case 8:23-ap-01064. Complaint by Jeffrey I. Golden, Chapter 7 Trustee against J-SANDCASTLE CO., LLC, J-PAD LLC, STEVEN D. GALLIAN, BRIAN J. GALLIAN, JUSTIN BARCLAY, RONALD J. PIERPONT, ROBERT J. MCLELLAND, E. J. GALLIAN. (\$350.00 Fee Charge To Estate). <i>Chapter 7 Trustee's Complaint: (1) To Avoid and Recover Fraudulent Transfers; (2) To Avoid and Recover PostPetition Transfers; (3) For Declaratory Relief; (4) For Breach of Contract; (5) For Money had and Received; and (6) Unjust Enrichment</i> Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)), (21 (Validity, priority or extent of lien or other interest in property)), (91 (Declaratory judgment)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))) (DE Leest, Aaron) - See docket entry no.: 2 for corrections - Modified on 7/3/2023 (NB8). (Entered: 06/30/2023)
07/03/2023	2	Notice to Filer of Correction Made/No Action Required: Incorrect plaintiff/defendant/attorney/party information was entered at the time of filing. Only use upper and lower case letters when entering names or documents in CM THE COURT HAS CORRECTED THIS INFORMATION. THIS ENTRY IS PROVIDED FOR FUTURE REFERENCE. (RE: related document(s) <u>1</u> Complaint) (NB8) (Entered: 07/03/2023)
07/03/2023	<u>3</u> (8 pgs; 2 docs)	Summons Issued on Justin Barclay Date Issued 7/3/2023, Answer Due 8/2/2023; Brian J. Gallian Date Issued 7/3/2023, Answer Due 8/2/2023; E. J. Gallian Date Issued 7/3/2023, Answer Due 8/2/2023; Steven D Gallian Date Issued 7/3/2023, Answer Due 8/2/2023; J-Pad LLC Date Issued 7/3/2023, Answer Due 8/2/2023; J-Sandcastle Co LLC Date Issued 7/3/2023, Answer Due 8/2/2023; Ronald J. McClelland Date Issued 7/3/2023, Answer Due 8/2/2023; Ronald J. Pierpont Date Issued 7/3/2023, Answer Due 8/2/2023 (RE: related document(s) <u>1</u> Complaint) Status Conference hearing to be held on 9/26/2023 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 07/03/2023)
07/05/2023	<u>4</u> (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Goe, Robert. (Goe, Robert) (Entered: 07/05/2023)
07/06/2023	<u>5</u> (5 pgs)	Summons Service Executed on Justin Barclay 7/6/2023; Brian J. Gallian 7/6/2023; E. J. Gallian 7/6/2023; Steven D Gallian 7/6/2023; J-Pad LLC 7/6/2023; J-Sandcastle Co LLC 7/6/2023; Ronald J. McClelland 7/6/2023; Ronald J. Pierpont 7/6/2023 (DE Leest, Aaron) (Entered: 07/06/2023)
07/06/2023	<u>6</u> (6 pgs)	Notice - <i>Notice of Required Compliance with FRBP 7026 and LBR 7026-1; proof of service</i> Filed by Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 07/06/2023)
07/18/2023	<u>7</u> (8 pgs; 2 docs)	Another Summons Issued on Robert J. McLelland Date Issued 7/18/2023, Answer Due 8/17/2023 (RE: related document(s) <u>1</u> Complaint) Status Conference hearing to be held on 9/26/2023 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 07/18/2023)
07/18/2023	<u>8</u> (5 pgs)	Summons Service Executed on Robert J. McLelland 7/18/2023 (DE Leest, Aaron) (Entered: 07/18/2023)

07/18/2023	9 (5 pgs)	Stipulation By Jeffrey I. Golden and <i>defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, and E.J. Gallian, to Continue Deadline to Respond to the Complaint; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (DE Leest, Aaron) (Entered: 07/18/2023)
07/18/2023	10 (6 pgs)	Notice of lodgment of <i>Order in Adversary Proceeding; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 9 Stipulation By Jeffrey I. Golden and <i>defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, and E.J. Gallian, to Continue Deadline to Respond to the Complaint; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (DE Leest, Aaron) filed by Plaintiff Jeffrey I. Golden). (DE Leest, Aaron) (Entered: 07/18/2023)
07/25/2023	11 (2 pgs)	ORDER Approving Stipulation To Continue Deadline For Defendants Steven D. Gallian, Brian J. Gallian; Justin Barclay, And E.J. Gallian To Respond To The Complaint. The Time Within Which Defendants Steven D. Gallian, Brian J. Gallian; Justin Barclay, And E.J. Gallian Must Answer The Trustee's Complaint In This Adversary Proceeding Is EXTENDED And CONTINUED TO SEPTEMBER 5, 2023. (BNC-PDF) (Related Doc # 9) Signed on 7/25/2023 (NB8) (Entered: 07/25/2023)
07/27/2023	12 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 11 Order on Motion to Extend Time (Generic) (BNC-PDF)) No. of Notices: 1. Notice Date 07/27/2023. (Admin.) (Entered: 07/27/2023)
08/02/2023	13 (9 pgs)	Answer To Complaint For: Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Postpetition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment Filed by Jamie Lynn Gallian . [EDB] (NB8) (Entered: 08/02/2023)
08/07/2023	14 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Barnhardt, Bradford. (Barnhardt, Bradford) (Entered: 08/07/2023)
08/07/2023	15 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Hays, D. (Hays, D) (Entered: 08/07/2023)
08/18/2023	16 (7 pgs)	Answer To Complaint For: Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Post-Petition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment Filed by Robert J. McLelland . [EDB](NB8) (Entered: 08/21/2023)
08/21/2023	17 (36 pgs)	Motion to strike <i>Plaintiff's Notice of Motion and Motion to Strike Debtor's Answer; Memorandum of Points and Authorities; and Request for Judicial Notice in Support Thereof, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	18 (8 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to Ronald J. Pierpont Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	19 (8 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to J-Pad LLC Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)

08/21/2023	20 (8 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to J-Sandcastle Co., LLC Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	21	Hearing Set (RE: related document(s) 17 Plaintiff's Motion To Strike Debtor's Answer filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) The Hearing date is set for 9/12/2023 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 08/21/2023)
08/21/2023	22 (2 pgs)	Notice That a Default Has Not Been Entered by the Clerk Against Defendant(s) Ronald J. Pierpont (RE: related document(s) 18 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/21/2023)
08/21/2023	23 (2 pgs)	Notice That a Default Has Not Been Entered by the Clerk Against Defendant(s) J-PAD, LLC (RE: related document(s) 19 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/21/2023)
08/21/2023	24 (2 pgs)	Notice That a Default Has Not Been Entered by the Clerk Against Defendant(s) J-Sandcastle Co., LLC (RE: related document(s) 20 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/21/2023)
08/21/2023	25 (10 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to Ronald J. Pierpont Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	26 (10 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to J-Sandcastle Co., LLC Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/21/2023	27 (10 pgs)	Request for Entry of Default Under Local Bankruptcy Rule 7055-1, as to J-Pad LLC Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden. (DE Leest, Aaron) (Entered: 08/21/2023)
08/22/2023	28 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Masud, Laila. (Masud, Laila) (Entered: 08/22/2023)
08/22/2023	29 (2 pgs)	Notice That Clerk Has Entered Default Against Defendant(s) Ronald J. Pierpont (RE: related document(s) 25 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/22/2023)
08/22/2023	30 (2 pgs)	Notice That Clerk Has Entered Default Against Defendant(s) J-Sandcastle Co., LLC (RE: related document(s) 26 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/22/2023)
08/22/2023	31 (2 pgs)	Notice That Clerk Has Entered Default Against Defendant(s) J-Pad, LLC (RE: related document(s) 27 Request for Entry of Default (Local BK Rule 7055-1) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) (NB8) (Entered: 08/22/2023)

08/23/2023	32 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 22 Notice that Clerk Has Not Entered Default (BNC)) No. of Notices: 1. Notice Date 08/23/2023. (Admin.) (Entered: 08/23/2023)
08/23/2023	33 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 23 Notice that Clerk Has Not Entered Default (BNC)) No. of Notices: 1. Notice Date 08/23/2023. (Admin.) (Entered: 08/23/2023)
08/23/2023	34 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 24 Notice that Clerk Has Not Entered Default (BNC)) No. of Notices: 1. Notice Date 08/23/2023. (Admin.) (Entered: 08/23/2023)
08/24/2023	35 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 29 Notice that Clerk Has Entered Default (BNC)) No. of Notices: 1. Notice Date 08/24/2023. (Admin.) (Entered: 08/24/2023)
08/24/2023	36 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 30 Notice that Clerk Has Entered Default (BNC)) No. of Notices: 1. Notice Date 08/24/2023. (Admin.) (Entered: 08/24/2023)
08/24/2023	37 (4 pgs)	BNC Certificate of Notice (RE: related document(s) 31 Notice that Clerk Has Entered Default (BNC)) No. of Notices: 1. Notice Date 08/24/2023. (Admin.) (Entered: 08/24/2023)
09/08/2023	38 (7 pgs)	Status report - <i>Joint Status Report; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 1 Complaint). (DE Leest, Aaron) (Entered: 09/08/2023)
09/12/2023	39 (6 pgs)	Notice of lodgment <i>With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 17 Motion to strike <i>Plaintiff's Notice of Motion and Motion to Strike Debtor's Answer; Memorandum of Points and Authorities; and Request for Judicial Notice in Support Thereof, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden (DE Leest, Aaron) filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden). (Israel, Eric) (Entered: 09/12/2023)
09/12/2023	40	Hearing Held On Motion (RE: related document(s) 17 Plaintiff's Motion To Strike Debtor's Answer filed by Trustee Jeffrey I Golden (TR), Plaintiff Jeffrey I. Golden) - ORDER BY ATTORNEY - MOTION GRANTED (NB8) (Entered: 09/15/2023)
09/20/2023	41 (2 pgs)	Order Granting Trustee's Motion to Strike Debtor's Answer; Ordered That: 1. Motion is Granted as to the Trustee Only, and the reference to Hauser Brothers is disregarded. 2. The Debtor's answer [docket no. 13] is Stricken. (BNC-PDF) (Related Doc # 17) Signed on 9/20/2023 (AM) (Entered: 09/20/2023)
09/22/2023	42 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 41 Order (Generic) (BNC-PDF)) No. of Notices: 2. Notice Date 09/22/2023. (Admin.) (Entered: 09/22/2023)
09/26/2023	43 (9 pgs)	Stipulation By Jeffrey I Golden (TR) and <i>Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, and E.J. Gallian for Judgment to Avoid Liens; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 09/26/2023)

09/26/2023	44 (7 pgs)	Notice of lodgment <i>in an Adversary Proceeding</i> ; <i>proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 43 Stipulation By Jeffrey I Golden (TR) and <i>Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, and E.J. Gallian for Judgment to Avoid Liens; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) filed by Trustee Jeffrey I Golden (TR)). (DE Leest, Aaron) (Entered: 09/26/2023)
09/26/2023	45	Hearing Continued On Status Conference (RE: related document(s) 1 Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Postpetition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment) - ORDER BY ATTORNEY - PRE-TRIAL CONFERENCE HEARING SET FOR MAY 28, 2024 AT 1:30 P.M. IN COURTROOM 5C, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701. DISCOVERY CUTOFF: FEBRUARY 29, 2024. LAST DAY TO FILE PRE-TRIAL MOTIONS: APRIL 5, 2024. The case judge is Scott C Clarkson (NB8) (Entered: 10/02/2023)
10/03/2023	46 (2 pgs)	IT IS ORDERED: 1. The Discovery Cut-Off Date Shall Be February 29, 2024. This Date Includes The Date By Which All Discovery Motions, Shall Be Resolved. 2. The Last Date For Filing Pre-Trial Motions Is April 5, 2024. The Pre-Trial Conference Shall Be Held On MAY 28, 2024, AT 1:30 P.M. In Courtroom 5C, Located At 411 West Fourth Street, Santa Ana, CA 92701. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) Signed on 10/3/2023. (NB8) (Entered: 10/03/2023)
10/03/2023	47 (3 pgs)	STIPULATED JUDGMENT Against Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, And E. J. Gallian To Avoid Liens. IT IS ORDERED: The Stipulation For Judgment Is APPROVED In Its Entirety. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendants That The Stipulating Defendants Are Not Parties To Any Security Agreement Or Agreements That Would Grant Them A Security Interest In Or Lien On The Manufactured Home Located AT 16222 Monterey Lane, Space No. 376, Huntington Beach, CA 92649, Decal No. LBM1081, Serial Number: AC7V710394GA, AC7V710394GB (The "Property"). Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendants That The Stipulating Defendants Have No Interest In The Property. Judgment Is Entered In Favor Of The Trustee And Against Steven D. Gallian And Brian J. Gallian That The "Statement To Encumber" (The "Statement To Encumber") That Was Executed And Submitted To The California Department Of Housing And Community Development (The "HCD") On Or About August 20, 2020, Adding Steven D. Gallian And Brian J. Gallian As Legal Owners (i.e., Lienholders) On The Certificate Of Title For The Property And Any Related Lien Is Avoided And Preserved For The Benefit Of The Debtor's Estate. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendants That The Following UCC Financing Statements (UCC-3) And Any Related Liens Are Avoided And Preserved For The Benefit Of The Debtor's Estate. The Trustee And The Stipulating Defendants Shall Bear Their Own Attorney's Fees And Costs. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) (Related Doc # 43) Signed on 10/3/2023 (NB8) (Entered: 10/03/2023)
10/05/2023	48 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 46 Order (Generic) (BNC-PDF)) No. of Notices: 2. Notice Date 10/05/2023. (Admin.) (Entered: 10/05/2023)

10/05/2023	49 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 47 JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 10/05/2023. (Admin.) (Entered: 10/05/2023)
10/09/2023	50 (3 pgs)	Notice of Change of Address <i>Notice of Attorney Change of Law Firm.</i> (Barnhardt, Bradford) (Entered: 10/09/2023)
10/09/2023	51 (4 pgs)	Notice of Change of Address <i>Notice of Attorney Change of Law Firm.</i> (Masud, Laila) (Entered: 10/09/2023)
01/25/2024	52 (6 pgs)	Stipulation By Jeffrey I Golden (TR) and <i>Defendant Robert J. McLelland. Stipulation for Judgment Between the Trustee and Defendant Robert J. McLelland, With Proof of Service.</i> Filed by Trustee Jeffrey I Golden (TR) (Malmed, Shantal) (Entered: 01/25/2024)
01/25/2024	53 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Malmed, Shantal. (Malmed, Shantal) (Entered: 01/25/2024)
03/18/2024	54 (6 pgs)	Notice of lodgment <i>With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 52 Stipulation By Jeffrey I Golden (TR) and <i>Defendant Robert J. McLelland. Stipulation for Judgment Between the Trustee and Defendant Robert J. McLelland, With Proof of Service.</i> Filed by Trustee Jeffrey I Golden (TR) filed by Trustee Jeffrey I Golden (TR)). (Malmed, Shantal) (Entered: 03/18/2024)
03/21/2024	55 (7 pgs)	Notice of lodgment <i>Re Stipulated Judgment Against Defendant Robert J. McLelland to Avoid Liens, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 52 Stipulation By Jeffrey I Golden (TR) and <i>Defendant Robert J. McLelland. Stipulation for Judgment Between the Trustee and Defendant Robert J. McLelland, With Proof of Service.</i> Filed by Trustee Jeffrey I Golden (TR) filed by Trustee Jeffrey I Golden (TR)). (Malmed, Shantal) (Entered: 03/21/2024)
03/21/2024	56 (6 pgs)	Notice of lodgment <i>re Proposed Order Approving Stipulated Judgement Against Defendant Robert J. McLelland to Avoid Liens, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 52 Stipulation By Jeffrey I Golden (TR) and <i>Defendant Robert J. McLelland. Stipulation for Judgment Between the Trustee and Defendant Robert J. McLelland, With Proof of Service.</i> Filed by Trustee Jeffrey I Golden (TR) filed by Trustee Jeffrey I Golden (TR)). (Malmed, Shantal) (Entered: 03/21/2024)
03/26/2024	57 (1 pg)	Order Continuing Pre-Trial Conference. IT IS ORDERED: The Pre-Trial Conference Scheduled For May 28, 2024 Is Hereby CONTINUED TO JUNE 18, 2024, AT 1:30 P.M. In Courtroom 5C, Located At 411 West Fourth Street, Santa Ana, CA 92701. (BNC-PDF) Signed on 3/26/2024. (NB8) (Entered: 03/26/2024)
03/27/2024	58 (218 pgs)	Motion for Default Judgment - <i>Plaintiff's Motion for Default Judgment under LBR 7055-1 (Ronald J. Pierpont); proof of service</i> Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. (Malmed, Shantal) (Entered: 03/27/2024)
03/27/2024	59 (247 pgs)	Motion for Default Judgment - <i>Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Sandcastle Co., LLC); proof of service</i> Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. (Malmed, Shantal) (Entered: 03/27/2024)

03/27/2024	60 (345 pgs)	Motion for Default Judgment - <i>Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service</i> Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. (Malmed, Shantal) (Entered: 03/27/2024)
03/27/2024	61	Hearing Set (RE: related document(s) 58 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against Ronald J. Pierpont filed by Plaintiff Jeffrey I. Golden) The Hearing date is set for 5/7/2024 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 03/27/2024)
03/27/2024	62	Hearing Set (RE: related document(s) 59 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Sandcastle Co., LLC filed by Plaintiff Jeffrey I. Golden) The Hearing date is set for 5/7/2024 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 03/27/2024)
03/27/2024	63	Hearing Set (RE: related document(s) 60 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Pad LLC filed by Plaintiff Jeffrey I. Golden) The Hearing date is set for 5/7/2024 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 03/27/2024)
03/28/2024	64 (3 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 57 Order (Generic) (BNC-PDF)) No. of Notices: 2. Notice Date 03/28/2024. (Admin.) (Entered: 03/28/2024)
03/29/2024	65 (2 pgs)	Order Approving Stipulated Judgment Against Defendant Robert J. McLelland To Avoid Liens. IT IS ORDERED: 1. The Stipulation For Judgment Is APPROVED In Its Entirety. (BNC-PDF) (Related Doc # 52) Signed on 3/29/2024 (NB8) (Entered: 03/29/2024)
03/29/2024	66 (3 pgs)	Stipulated Judgment Against Defendant Robert J. McLelland To Avoid Liens. IT IS ORDERED: 1. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendant That The Stipulating Defendant Is Not A Party To Any Security Agreement Or Agreements That Would Grant Him A Security Interest In Or Lien On The Manufactured Home Located At 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal #LBM1081, Serial #AC7V710394GA, AC7V710394GB (The "Property"). 2. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendant That The Stipulating Defendant Has No Interest In The Property. 3. Judgment Is Entered In Favor Of The Trustee And Against Robert J. McLelland That The "Statement Of Facts" (The "Statement Of Facts") That Was Executed And Submitted To The California Department Of Housing And Community Development (The "HCD") On Or About August 2, 2021, Adding "J-Pad LLC Or Robert McLelland" As The Legal Owners (i.e., Lienholders) On The Certificate Of Title For Property And Any Related Lien Is Avoided And Preserved For The Benefit Of The Debtor's Estate. 4. Judgment Is Entered In Favor Of The Trustee And Against The Stipulating Defendant That The Following UCC Financing Statement Amendments (UCC-3) And Any Related Liens Are Avoided And Preserved For The Benefit Of The Debtor's Estate. 5. The Trustee And The Stipulating Defendant Shall Bear Their Own Attorney's Fees And Costs. 6. The Stipulating Defendant Shall Cooperate In A Timely Manner With The Trustee To Carry Out The Purpose And Effect Of The Stipulation For Judgment Including Executing Any Further Documents That May Be Required. 7. Pursuant Of Rule 54 Of The Federal Rules Of Civil Procedure There Is No Just Reason For Delay In Entry Of This Judgment Against The Stipulating Defendants. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) (Related Doc # 52) Signed on 3/29/2024 (NB8) (Entered: 03/29/2024)

		03/29/2024)
03/31/2024	67 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 65 JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 03/31/2024. (Admin.) (Entered: 03/31/2024)
03/31/2024	68 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 66 JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 03/31/2024. (Admin.) (Entered: 03/31/2024)
04/04/2024	69 (8 pgs)	Errata -Notice of Errata re Motion for Default Judgment under LBR 7055-1 (Ronald J. Pierpont); proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 58 Motion for Default Judgment - Plaintiff's Motion for Default Judgment under LBR 7055-1 (Ronald J. Pierpont); proof of service). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	70 (7 pgs)	Errata -Notice of Errata re Motion for Default Judgment unde LBR 7055-1 (J-Sandcastle Co., LLC); proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 59 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Sandcastle Co., LLC); proof of service). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	71 (8 pgs)	Errata -Notice of Errata re Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 60 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	72 (7 pgs)	Notice of lodgment in an Adversary Proceeding; proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 58 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (Ronald J. Pierpont); proof of service Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. filed by Plaintiff Jeffrey I. Golden). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	73 (6 pgs)	Notice of lodgment of Judgment in an Adversary Proceeding; proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 59 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Sandcastle Co., LLC); proof of service Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. filed by Plaintiff Jeffrey I. Golden). (DE Leest, Aaron) (Entered: 04/04/2024)
04/04/2024	74 (7 pgs)	Notice of lodgment of Judgment in Adversary Proceeding; proof of service Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 60 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service Filed by Plaintiff Jeffrey I. Golden Default Judgment Motion due by 04/26/2024. filed by Plaintiff Jeffrey I. Golden). (DE Leest, Aaron) (Entered: 04/04/2024)
04/05/2024	75 (4 pgs)	Voluntary Dismissal of Motion Notice of Withdrawal of Motion for Default Judgment Under LBR 7055-1 Against J-Pad LLC (Docket No. 60) and Notice of Errata (Docket No. 71), With Proof of Service Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 60 Motion for Default Judgment -Plaintiff's Motion for Default Judgment under LBR 7055-1 (J-Pad LLC); proof of service). (DE Leest, Aaron) (Entered: 04/05/2024)

04/05/2024	76 (316 pgs)	Motion for Default Judgment <i>Plaintiff's Motion for Default Judgment Under LBR 7055-1 (J-PAD LLC), With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) Default Judgment Motion due by 05/6/2024. (Malmed, Shantal) (Entered: 04/05/2024)
04/05/2024	77	Hearing Set (RE: related document(s) 76 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-PAD LLC filed by Trustee Jeffrey I Golden (TR)) The Hearing date is set for 5/7/2024 at 01:30 PM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 04/08/2024)
05/07/2024	90	Hearing Held On Motion (RE: related document 58 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against Ronald J. Pierpont) - ORDER BY ATTORNEY - BY DEFAULT MOTION GRANTED (NB8) (Entered: 05/13/2024)
05/07/2024	91	Hearing Held On Motion (RE: related document 59 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Sandcastle Co., LLC) - ORDER BY ATTORNEY - BY DEFAULT MOTION GRANTED (NB8) (Entered: 05/13/2024)
05/07/2024	92	Hearing Held On Motion (RE: related document 60 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Pad LLC) HEARING ON MOTION OFF CALENDAR PER NOTICE OF WITHDRAWAL OF MOTION FOR DEFAULT JUDGMENT UNDER LBR7055-1 AGAINST J-PAD LLC (DOCKET nO. 60) AND NOTICE OF ERRATA (DOCKET NO. 7) FILED 4-5-2024 - (DOCKET NO. 75) (NB8) (Entered: 05/13/2024)
05/07/2024	93	Hearing Held On Motion (RE: related document 76 Plaintiff's Motion For Default Judgment Under LBR 7055-1 Against J-Pad LLC) - ORDER BY ATTORNEY - BY DEFAULT MOTION GRANTED (NB8) (Entered: 05/13/2024)
05/10/2024	78 (2 pgs)	Order Granting Motion For Default Judgment Against Defendant J-Pad LLC. IT IS ORDERED: 1. The Motion Is GRANTED In Its Entirety. 2. A Separate Judgment Against The Defendant Will Be Entered Contemporaneously Herewith. (BNC-PDF) (Related Doc # 76) Signed on 5/10/2024. (NB8) (Entered: 05/10/2024)
05/10/2024	79 (3 pgs)	DEFAULT JUDGMENT Against J-Pad LLC. IT IS ORDERED: Re: 1. Default Judgment Is Entered In Favor Of The Plaintiff And Against The Defendant On The Plaintiff's First And Fifth Claims For Relief In The Complaint. 2. The Transfer To The Defendant Of A Lien On And Security Interest In The Manufactured Home Located At 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal # LBM1081, Serial # AC7V710394GA, AC7V710394GB (The Property) Reflected By The Secured Promissory Note And Security Agreement Between J-Sandcastle Co., LLC And The Defendant Dated November 16, 2018 And Lien On The Property In The Amount Of \$225,000 In Favor Of The Defendant Are Avoided And Preserved For The Benefit Of The Debtor's Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 3. The Transfers To The Defendant Relating To The Property, Including The following UCC Financing Statements (UCC-1) And UCC Financing Statement Amendments (UCC-3), And Any Liens On The Property In Favor Of The Defendant Are Avoided And Preserved For The Benefit Of The Debtor's Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 4. The Debtor's Transfers To The Defendant Reflected By The Statement Of Facts Submitted To The California Department Of Housing And

		Community Development On Or About August 6, 2021, Stating That The Legal Owner Of The Property Was The Defendant And That The Defendant Perfected Its Lien On January 14, 2019, And The Statement To Encumber Executed On January 14, 2019, Reflecting That The Legal Owner Of The Property Was The Defendant And Any Liens On The Property In Favor Of The Defendant Are Avoided And Preserved For The Benefit Of The Debtor's Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 5. Pursuant Of Rule 54 Of The Federal Rules Of Civil Procedure There Is No Just Reason For Delay In Entry Of This Judgment Against The Defendant. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) Signed on 5/10/2024 (RE: related document(s) 76 Motion for Default Judgment filed by Trustee Jeffrey I Golden (TR)). (NB8) (Entered: 05/10/2024)
05/10/2024	80 (2 pgs)	Order Granting Motion For Default Judgment Against Defendant J-Sandcastle Co., LLC. IT IS ORDERED: 1. The Motion Is GRANTED In Its Entirety. 2. A Separate Judgment Against The Defendant Will Be Entered Contemporaneously Herewith. (BNC-PDF) (Related Doc # 59) Signed on 5/10/2024. (NB8) (Entered: 05/10/2024)
05/10/2024	81 (2 pgs)	DEFAULT JUDGMENT Against J-Sandcastle Co., LLC. IT IS ORDERED: 1. Default Judgment Is Entered In Favor Of The Plaintiff And Against The Defendant On The Plaintiffs First Claim For Relief In The Complaint. 2. The Debtor's Transfers Of The Manufactured Home Located At And Commonly Known As 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal # LBM1081, Serial # AC7V710394GA, AC7V710394GB (The Property) To The Defendant, Including Transferring Title To The Property On Or About November 15, 2018 And November 20, 2018, Are Hereby Avoided And Legal Title To The Property And The Beneficial Interest In The Property (Collectively The Subject Transfers) Is Recovered For The Benefit Of The Bankruptcy Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 3. The Subject Transfers Are Preserved For The Benefit Of The Estate Pursuant To 11 U.S.C. § 551. 4. Pursuant Of Rule 54 Of The Federal Rules Of Civil Procedure There Is No Just Reason For Delay In Entry Of This Judgment Against The Defendant. (BNC-PDF) Signed on 5/10/2024 (RE: related document(s) 59 Motion for Default Judgment filed by Plaintiff Jeffrey I. Golden). (NB8) (Entered: 05/10/2024)
05/10/2024	82 (2 pgs)	Order Granting Motion For Default Judgment Against Defendant Ronald J. Pierpont. IT IS ORDERED: 1. The Motion Is GRANTED In Its Entirety. 2. A Separate Judgment Against The Defendant Will Be Entered Contemporaneously Herewith. (BNC-PDF) (Related Doc # 58) Signed on 5/10/2024. (NB8) (Entered: 05/10/2024)
05/10/2024	83 (3 pgs)	DEFAULT JUDGMENT Against Ronald J. Pierpont. IT IS ORDERED: 1. Default Judgment Is Entered In Favor Of The Plaintiff And Against The Defendant On The Plaintiff's Fifth And Sixth Claims For Relief In The Complaint. 2. The Defendant Is Not A Party To Any Security Agreement Or Agreements That Would Grant Defendant A Security Interest In Or Lien On The Manufactured Home Located At 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Decal # LBM1081, Serial # AC7V710394GA, AC7V710394GB (The Property). 3. The Defendant Has No Interest In The Property. 4. The Defendant Does Not Have Any Valid, Perfected, And/Or Unavoidable Liens On The Property. 5. The Transfers To The Defendant Relating To The Property, Including The following UCC Financing Statement Amendments (UCC-3), And Any Liens On The Property In Favor Of The Defendant Are Avoided And Preserved For The Benefit Of The Debtor's Estate In The Name Of Jeffrey I. Golden, Chapter 7 Trustee For The Bankruptcy Estate Of Jamie Lynn Gallian. 6. Pursuant Of Rule 54

		Of The Federal Rules Of Civil Procedure There Is No Just Reason For Delay In Entry Of This Judgment Against The Defendant. (SEE ORDER FOR FURTHER RULING) (BNC-PDF) Signed on 5/10/2024 (RE: related document(s) 58 Motion for Default Judgment filed by Plaintiff Jeffrey I. Golden). (NB8) (Entered: 05/10/2024)
05/12/2024	84 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 79 DEFAULT JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	85 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 81 DEFAULT JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	86 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 83 DEFAULT JUDGMENT (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	87 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 78 Order on Motion for Default Judgment (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	88 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 80 Order on Motion for Default Judgment (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/12/2024	89 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 82 Order on Motion for Default Judgment (BNC-PDF)) No. of Notices: 2. Notice Date 05/12/2024. (Admin.) (Entered: 05/12/2024)
05/28/2024	94	Hearing Continued On Pre-Trial Conference (RE: related document(s) 1 Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Postpetition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment) - PRE-TRIAL CONFERENCE HEARING CONTINUED TO JUNE 18, 2024 AT 1:30 P.M. IN COURTROOM 5C, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701 PER ORDER CONTINUING PRE-TRIAL CONFERENCE ENTERED 3-26-2024 - (DOCKET NO. 57) The case judge is Scott C Clarkson (NB8) (Entered: 05/28/2024)
06/04/2024	95 (7 pgs)	Status report - <i>Status Report for Pretrial Conference and Request to Dismiss Remaining Alternative and Additional Claims for Relief; proof of service</i> Filed by Plaintiff Jeffrey I. Golden (RE: related document(s) 1 Complaint). (DE Leest, Aaron) (Entered: 06/04/2024)
06/18/2024	96	Hearing Held On Pre-Trial Conference (RE: related document 1 Chapter 7 Trustee's Complaint: (1) To Avoid And Recover Fraudulent Transfers; (2) To Avoid And Recover Postpetition Transfers; (3) For Declaratory Relief; (4) For Breach Of Contract; (5) For Money Had And Received; And (6) Unjust Enrichment) - ORDER BY ATTORNEY - PRE-TRIAL CONFERENCE HEARING HELD - REQUEST TO DISMISS ALL REMAINING CLAIMS WITHOUT PREJUDICE GRANTED. (NB8) Modified on 6/28/2024 (NB8). (Entered: 06/28/2024)
07/01/2024	97 (7 pgs)	Notice of lodgment of order in Adversary Proceeding; proof of service Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 1 Adversary case 8:23-ap-01064. Complaint by Jeffrey I. Golden, Chapter 7 Trustee against J-SANDCASTLE CO., LLC, J-PAD LLC, STEVEN D. GALLIAN, BRIAN J. GALLIAN, JUSTIN BARCLAY, RONALD J.

		PIERPONT, ROBERT J. MCLELLAND, E. J. GALLIAN. (\$350.00 Fee Charge To Estate). <i>Chapter 7 Trustee's Complaint: (1) To Avoid and Recover Fraudulent Transfers; (2) To Avoid and Recover PostPetition Transfers; (3) For Declaratory Relief; (4) For Breach of Contract; (5) For Money had and Received; and (6) Unjust Enrichment</i> Nature of Suit: (13 (Recovery of money/property - 548 fraudulent transfer)), (21 (Validity, priority or extent of lien or other interest in property)), (91 (Declaratory judgment)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))) (DE Leest, Aaron) - See docket entry no.: 2 for corrections - Modified on 7/3/2023 (NB8). (DE Leest, Aaron) (Entered: 07/01/2024)
07/09/2024	98 (2 pgs)	Order Dismissing Trustee's Alternative And Remaining Claims Against The Defendants Without Prejudice. IT IS ORDERED: 1. The Alternative And Remaining Claims For Relief In The Plaintiff's Complaint Are DISMISSED Without Prejudice, As Follows: a. The Seventh Claim For Relief Is DISMISSED Against Defendants Steven D. Gallian, Brian J. Gallian, Justin Barclay, E. J. Gallian, And Robert J. McLelland, Without Prejudice. b. The First, Second, Third, Fourth, And Seventh Claims For Relief Are DISMISSED Against Defendant Ronald J. Pierpont, Without Prejudice. c. The Second, Third, Fourth, Sixth, Seventh, Eighth, Ninth, And Tenth Claims For Relief Are DISMISSED Against Defendant J-Pad LLC Without Prejudice. d. The Second, Third, Fourth, Fifth, Sixth, And Seventh Claims For Relief Are DISMISSED Against Defendant J-Sandcastle Co., LLC, Without Prejudice. (BNC-PDF) Signed on 7/9/2024. (NB8) (Entered: 07/09/2024)
07/11/2024	99 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 98 Order (Generic) (BNC-PDF)) No. of Notices: 2. Notice Date 07/11/2024. (Admin.) (Entered: 07/11/2024)

PACER Service Center			
Transaction Receipt			
07/18/2024 09:01:45			
PACER Login:	Slurpyjam	Client Code:	
Description:	Docket Report	Search Criteria:	8:23-ap-01064-SC Fil or Ent: filed From: 4/19/2022 To: 7/18/2024 Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	11	Cost:	1.10

Jeffrey I. Golden,
Plaintiff
J-Sandcastle Co LLC,
Defendant

Adv. Proc. No. 23-01064-SC

CERTIFICATE OF NOTICE

District/off: 0973-8
Date Rcvd: Jul 09, 2024

User: admin
Form ID: pdf031

Page 1 of 2
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 11, 2024:

Recip ID	Recipient Name and Address
dft	+ Robert J. McLelland, 16222 Monterey Ln Unit 376, Huntington Beach, CA 92649-2258
intp	+ The Huntington Beach Gables Homeowners Association, c/o Goe Forsythe & Hodges LLP, 17701 Cowan, Suite 210, Irvine, CA 92614-6840

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
db	+ Email/PDF: jamiegallian@gmail.com	Jul 10 2024 00:19:00	Jamie Lynn Gallian, 16222 Monterey Ln SP #376, Huntington Beach, CA 92649-2258

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
dft		Brian J. Gallian
intp		Courtesy NEF
dft		E. J. Gallian
dft		J-Pad LLC
dft		J-Sandcastle Co LLC
pla		Jeffrey I. Golden
dft		Justin Barclay
dft		Ronald J. Pierpont
dft		Steven D Gallian

TOTAL: 9 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 11, 2024

Signature: /s/Gustava Winters

District/off: 0973-8
Date Rcvd: Jul 09, 2024

User: admin
Form ID: pdf031

Page 2 of 2
Total Noticed: 3

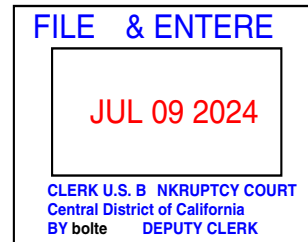
CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 9, 2024 at the address(es) listed below:

Name	Email Address
Aaron E. DE Leest	on behalf of Trustee Jeffrey I Golden (TR) adeleest@DanningGill.com danninggill@gmail.com;adeleest@ecf.inforuptcy.com
Aaron E. DE Leest	on behalf of Plaintiff Jeffrey I. Golden adeleest@DanningGill.com danninggill@gmail.com;adeleest@ecf.inforuptcy.com
Bradford Barnhardt	on behalf of Interested Party Courtesy NEF bbarnhardt@marshackhays.com bbarnhardt@ecf.courtdrive.com;alinares@ecf.courtdrive.com
D Edward Hays	on behalf of Interested Party Courtesy NEF ehays@marshackhays.com ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com
Eric P Israel	on behalf of Trustee Jeffrey I Golden (TR) eisrael@danninggill.com danninggill@gmail.com;eisrael@ecf.inforuptcy.com
Jeffrey I Golden (TR)	lwerne@go2.law jig@trustesolutions.net;kadele@go2.law;C205@ecfcbis.com
Laila Masud	on behalf of Interested Party Courtesy NEF lmasud@marshackhays.com lmasud@ecf.courtdrive.com;lbuchanan@marshackhays.com;alinares@ecf.courtdrive.com
Robert P Goe	on behalf of Interested Party The Huntington Beach Gables Homeowners Association kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com
Shantal Malmed	on behalf of Plaintiff Jeffrey I. Golden shantal.malmed@gmlaw.com cheryl.caldwell@gmlaw.com
Shantal Malmed	on behalf of Trustee Jeffrey I Golden (TR) shantal.malmed@gmlaw.com cheryl.caldwell@gmlaw.com
United States Trustee (SA)	ustpregion16.sa.ecf@usdoj.gov

TOTAL: 11

AARON E. DE LEEST (State Bar No. 216832)
adeleest@DanningGill.com
SHANTAL MALMED (State Bar No. 351496)
smalmed@DanningGill.com
DANNING, GILL, ISRAEL & KRASNOFF, LLP
1901 Avenue of the Stars, Suite 450
Los Angeles, California 90067-6006
Telephone: (310) 277-0077
Facsimile: (310) 277-5735
Attorneys for Plaintiff Jeffrey I. Golden,
Chapter 7 Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMIE LYNN GALLIAN,
Debtor.

Case No. 8:21-bk-11710-SC
Chapter 7

JEFFREY I. GOLDEN, Chapter 7 Trustee,
Plaintiff,
vs.
J-SANDCASTLE CO., LLC; J-PAD LLC;
STEVEN D. GALLIAN; BRIAN J.
GALLIAN; JUSTIN BARCLAY; RONALD
J. PIERPONT; ROBERT J. MCLELLAND;
AND E. J. GALLIAN,
Defendants.

Adv. No. 8:23-ap-01064-SC
ORDER DISMISSING TRUSTEE'S
ALTERNATIVE AND REMAINING
CLAIMS AGAINST THE DEFENDANTS
WITHOUT PREJUDICE
Date: June 18, 2024
Time: 1:30 p.m.
Place: Courtroom 5C
411 W. Fourth Street
Santa Ana, California 92701

On June 18, 2024, the Court, the Honorable Scott Clarkson, held a pre-trial conference in
the above-captioned adversary proceeding. Appearances were excused pursuant to the Court's
tentative ruling.

1 The Court having read and considered the status report (*docket no. 95*) filed by Plaintiff
2 Jeffrey I. Golden, as the Chapter 7 Trustee (the "Plaintiff"), having entered individual judgments
3 against the within defendants on certain claims for relief (*docket nos. 47, 66, 79, 81, and 83*), and
4 having considered Plaintiff's request to dismiss the alternative and remaining claims against the
5 defendants in the Plaintiff's complaint (*docket no. 1*) (the "Complaint"), without prejudice, and for
6 good cause, it is hereby:

7 ORDERED that:

8 1. The alternative and remaining claims for relief in the Plaintiff's Complaint are
9 dismissed, without prejudice, as follows:

10 a. The seventh claim for relief is dismissed against defendants Steven D.
11 Gallian, Brian J. Gallian, Justin Barclay, E. J. Gallian, and Robert J. McLelland, without prejudice.


12 b. The first, second, third, fourth, and seventh claims for relief are dismissed
13 against defendant Ronald J. Pierpont, without prejudice.

14 c. The second, third, fourth, sixth, seventh, eighth, ninth, and tenth claims for
15 relief are dismissed against defendant J-Pad LLC, without prejudice.

16 d. The second, third, fourth, fifth, sixth, and seventh claims for relief are
17 dismissed against defendant J-Sandcastle Co., LLC, without prejudice.

18 ###

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24 ate: July 9, 2024


Scott C. Clarkson
United States Bankruptcy Judge

ERIC P. ISRAEL (State Bar No. 132426)
eisrael@DanningGill.com
AARON E. DE LEEST (State Bar No. 216832)
adeleest@DanningGill.com
DANNING, GILL, ISRAEL & KRASNOFF, LLP
1901 Avenue of the Stars, Suite 450
Los Angeles, California 90067-6006
Telephone: (310) 277-0077
Facsimile: (310) 277-5735

Attorneys for Plaintiff Jeffrey I. Golden,
Chapter 7 Trustee

FILED & ENTERED

SEP 20 2023

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY mcall DEPUTY CLERK

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re
JAMIE LYNN GALLIAN,
Debtor.

Case No. 8:21-bk-11710-SC
Chapter 7

JEFFREY I. GOLDEN, Chapter 7 Trustee,
Plaintiff,
vs.

Adv. No. 8:23-ap-01064-SC
**ORDER GRANTING TRUSTEE'S
MOTION TO STRIKE DEBTOR'S
ANSWER**

J-SANDCASTLE CO., LLC; J-PAD LLC;
STEVEN D. GALLIAN; BRIAN J.
GALLIAN; JUSTIN BARCLAY; RONALD
J. PIERPONT; ROBERT J. MCLELLAND;
AND E. J. GALLIAN,
Defendants.

Hearing:
Date: September 12, 2023
Time: 1:30 p.m.
Place: Courtroom "5C"
411 W. Fourth Street
Santa Ana, California

On September 12, 2023, at 1:30 p.m., there came before the Court for hearing the Motion to Strike Debtor's Answer [docket no. 17] (the "Motion") filed by plaintiff Jeffrey I. Golden, the Chapter 7 trustee (the "Trustee") for the estate of Jamie Lynn Gallian (the "debtor"), the Honorable Scott Clarkson, United States Bankruptcy Judge, presiding. Appearing for the Trustee was Eric P. Israel of Danning, Gill, Israel & Krasnoff, LLP; no other appearances were made.

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1 The Court having read and considered the Motion and the debtor's answer (docket no. 13],
2 having noted the lack of any response, having found that notice of the Motion was adequate and
3 proper, good cause appearing, it is


4 ORDERED THAT:

5 1. The Motion is granted as to the Trustee only, and the reference to Hauser Brothers is
6 disregarded.

7 2. The debtor's answer [docket no. 13] is stricken.

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24 Date: September 20, 2023


Scott C. Clarkson
United States Bankruptcy Judge